

Fishwicks Park



Industrial Estate

LIVERPOOL ROAD, ASHTON-IN-MAKERFIELD

TRADE COUNTER AND BUSINESS UNITS

3,068 - 26,592 sq ft

- ADJACENT J24 M6
- PLANNING CONSENT FOR 20% TRADE COUNTER USE

TO LET





Description

This established location provides a development of 10 new units in a prominent main road location.

Comprising modern steel portal frame Trade / Industrial & Warehouse units, phase 1 units 9 and 10 are let and occupied. The remaining units provide the following benefits;

- 7m internal eaves height
- 3 phase power supply
- Profile steel cladding
- Loading/car parking areas.
- Occupier requirements will be considered subject to negotiation.



Accommodation

The premises can provide a range of accommodation from 3,068 - 26,592 sq ft (285 - 2,470 sq m)

	Sq Ft	(Sq m)
Unit 1	3,768	(350)
Unit 2	3,768	(350)
Unit 3	3,068	(285)
Unit 4	3,068	(285)
Unit 5	3,230	(300)
Unit 6	3,230	(300)
Unit 7	3,230	(300)
Unit 8	3,230	(300)
Unit 9 - Makerfield Sofa Centre	LET	LET
Unit 10 - Dreamers (Bed outlet)	LET	LET

Units can combine so suit an occupiers requirements. (Areas subject to final measurement)

Location

The development is located fronting the A58 adjacent to Junction 24 of the M6. Junction 23 (East Lancs/ A580) and Junction 25 (Wigan Road/ A49) are within easy reach.

Liverpool Road (A58) links with the East Lancs road (A580) and forms the main arterial route through Ashton-in-Makerfield.

At the heart of the North West, mid way between Liverpool and Manchester, the development benefits from excellent access to the national motorway network. Manchester and Liverpool International Airports are within 30 minutes drive time.



Other local occupiers include:

- Sainsburys
- The Book People
- Palmer Harvey
- Costco
- Corus
- AIMA Foods
- Booker

Terms

The premises are offered To Let by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.

Rent

On application

Vat

Rentals will be subject to VAT.

Legal Costs

Each party shall be responsible for their own legal costs incurred in this transaction.

Viewing

By arrangements with the sole agent, Littler & Associates, tel: 0161 237 1873 or 01942 252 803.