

For Sale/To Let

SELF CONTAINED DETACHED TWO STOREY OFFICES

376.8 Sq m (4,056 Sq ft)

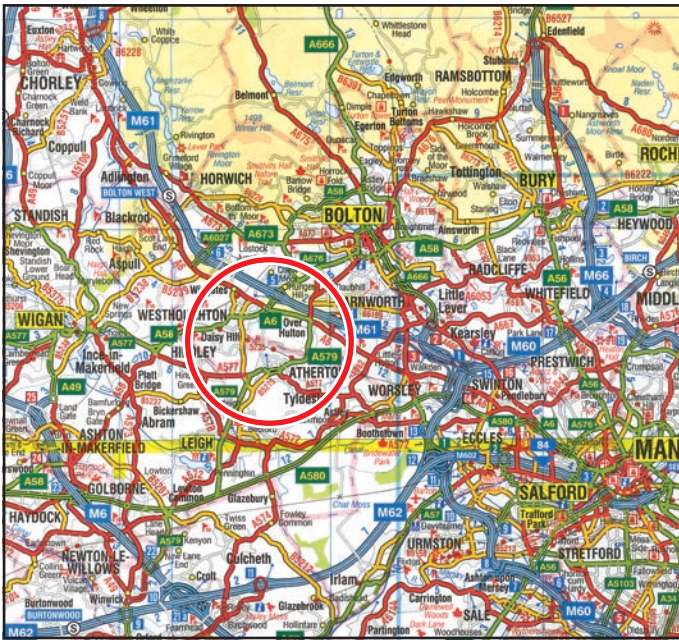
Can be split into units from 92.9 Sq m (1,000 Sq ft)



Kestrel House, Atherton, Wigan

- Brand new office space
- Extensive car parking available
- Close to both Wigan and Bolton town centres and Junction 5 M61
- Passenger lift - DDA compliant
- Built to a shell specification (tenant can have input into finishes)





Location

Situated within the successful Gibfield Business Park and forming part of the Gibfield Park regeneration area.

J5 M61 is 3 miles to the North East and J23 of the M6 is 5 miles to the South West.

Wigan and Bolton town centres are within 6 miles of the property.

Description

The property comprises a newly constructed two storey brick built office building.

The accommodation has not been previously occupied and is finished to a shell specification.

The space is currently open plan and there is a passenger lift.

Car Parking

There is extensive car parking adjacent to the property.

Services

Services that are available or can be provided include

- Disabled, male and female toilets (already installed)
- Comfort cooling
- False recessed ceilings incorporating lighting
- Gas fired central heating
- Dado trunking with power points and telephone points

Schedule of Accommodation

AREA	SIZE - SQ M	SIZE - SQ FT
Ground Floor	188.4	2,028
First Floor	188.4	2,028
Total	376.8	4,056

Terms

The property is available for sale or to let on institutional lease terms. The accommodation is offered by way of a new full repairing and insuring lease on terms to be agreed.

Rental/Price

Upon application.

Rating Assessment

Not yet separately assessed

VAT

VAT will be charged at the prevailing rate.

Viewing & Further Information

By contacting the joint sole agents Littler Young contact Dean Young on 01942 252 803 or Savills.

