

# Industrial

## To Let

**INDUSTRIAL UNIT / OFFICE  
PLUS SECURE YARD**

**11,488 Sq Ft (1,067 m<sup>2</sup>)**



**Lamberhead Industrial Estate  
Kilshaw Court, Kilshaw Street, Wigan, WN5 8DH**

- **2 storey offices**
- **Junction 26 M6/ M58 1 Mile**



# Industrial



## Location

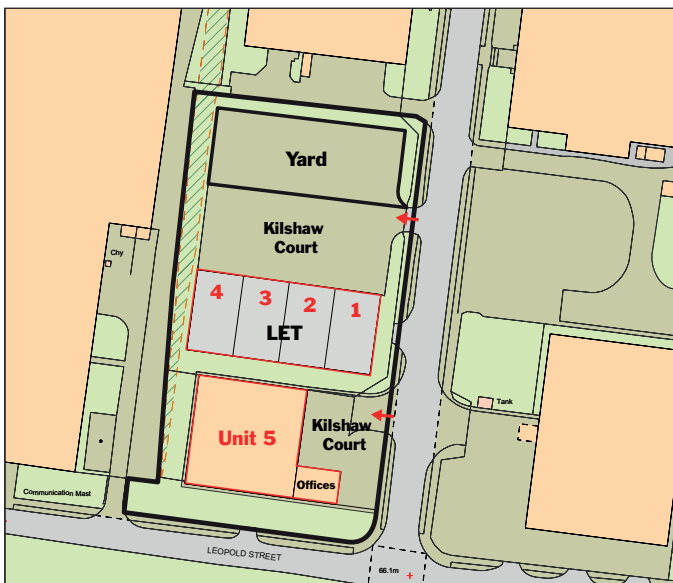
The property is based in Wigan and situated in close proximity to the M58 and M6 motorway network, whilst also being close to the town centre amenities within Pemberton. The M6 motorway is accessed via junctions 24, 25 and 26 along the borough's western boundary providing an essential connection with the M58 and M6 motorway and excellent connections throughout the North West and beyond.

The estate comprises a large multi occupied site made up of a number of industrial units.

## Description

Unit 5 The property comprises a production / warehouse unit of steel portal frame construction with attached two storey offices.

The Unit has the following benefits; fluorescent strip lighting, three phase electricity, roller shutter/ concertina loading door, fenced External yard area.



## Availability

Unit 5	Sq Ft	M <sup>2</sup>
Warehouse	8,596	798.54
Ground Floor Offices & Ancillary	2,144	199.16
First Floor Offices	748	69.51
<b>Total</b>	<b>11,488</b>	<b>1,067.21</b>

## Terms

The premises are available to let on terms to be agreed.

## Rent

On application.

## EPC

A copy of the EPC is available on request.

## VAT

VAT will be applicable at the prevailing rate.

## Business Rates

To be assessed.

## Viewing

Strictly through the joint agents.

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