

For Sale/To Let

INDUSTRIAL / WAREHOUSE UNITS

5,000 - 11,123 sq ft
(464.5 - 1,033.3 sq m)



Lion Business Centre, Leopold Street, Wigan WN5 8DH

- Economical warehouse / workshop accommodation
- Concreted yard / parking / storage areas
- Close proximity to the M58 and M6 motorway network



Location

The premises are situated in the Lion Business Centre which is located on Lamberhead Industrial Estate to the west of Wigan town centre.

The locality is predominantly given over for the use as an industrial estate and comprises of industrial premises of different ages and types.

The property and the locality also have the benefit of close proximity of the M58 and M6 motorway network whilst also being close to the town centre amenities within Pemberton.

Description

The units provide single storey industrial buildings set within a large multi occupied site, comprising steel portal frame buildings under corrugated steel / profile cladding to all elevations. The units are lined with brick to approximately 3 metres and benefit from the following features;

- Eaves of approx 3.6 metres
- Roller shutter loading doors
- Heated in part by radiant strip heaters and part by warm air gas blowers

To the front of the units is a large concrete surfaced area which can be used for vehicular storage parking as well as material storage.

Accommodation

	SQ M	SQ FT
Unit 5	464.79	5,003
Unit 8	568.60	6,120

Services

We understand all mains services are connected to include mains water, drainage, electric and gas. Services have not been tested.

VAT

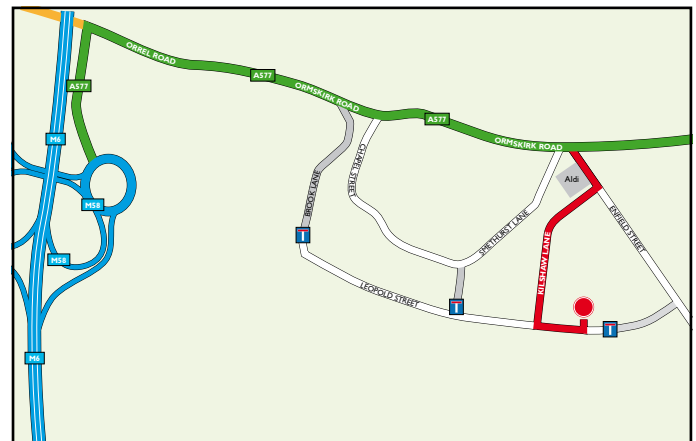
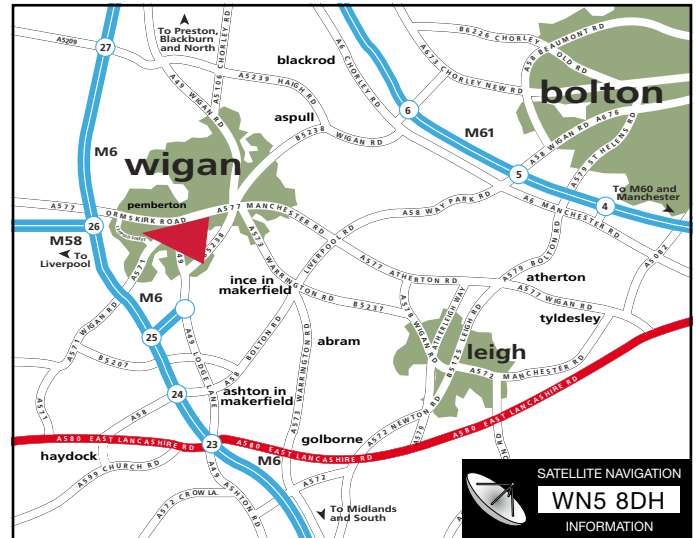
Value Added Tax is not quoted but may be charged at the standard rate.

Terms

The premises are available either For Sale, freehold or To Let on terms to be agreed.

Rateable Value

We would advise that interested parties contact the local authority for confirmation of the rates payable.



Legal Costs

The prospective purchaser/lessee will be responsible for the owners reasonable legal costs.

Price / Rental

On application.

Viewings

Strictly by appointment With joint agents, Parkinson Commercial Property Consultants or Littler and Associates.

Dan Crawshaw
Daniel@Parkinsoncpc.com



Andrew Littler
Andrew.littler@littlerandassociates.co.uk

