

# To Let

## Industrial/ Workshop Units

### 2,138 - 4,795 SQ FT



**Prospect Industrial Centre,  
Platt Lane (off A577 Atherton/ Wigan Rd)  
Hindley, Wigan,  
WN2 3PA**



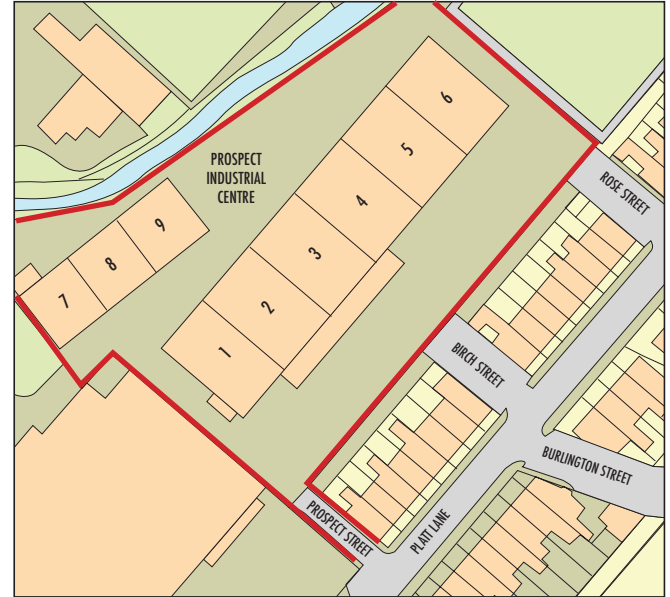
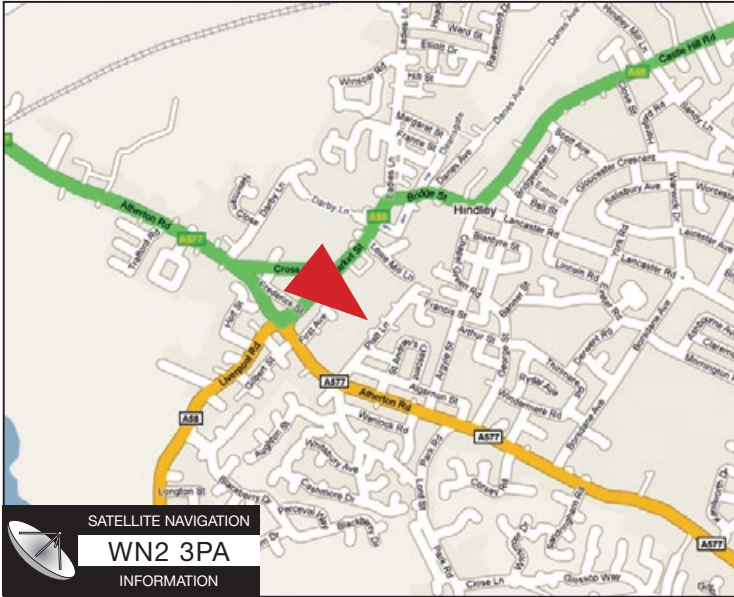
**0161 236 9999**

[www.daviesharrison.com](http://www.daviesharrison.com)



**01942 252803**

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## Location

The property is located on Platt Lane, close to Hindley Town centre and its associated amenities.

Platt Lane is situated immediately off the A577 Wigan Road providing access directly to other towns including Wigan, Hindley Green and Atherton.

Access to the motorway network is available via the A58 Liverpool Road to the east at Junction 5 of the M61; and to the west at the M6 via Junctions 23/ 24 & 25 approximately 8 miles away.

The A580 East Lancs Road is within easy reach .

## Description

The units comprise a range of 9 Industrial/ Workshop units, set within 2 sub-divided terraces, which have recently been refurbished.

- Concrete hard standing/ loading
- Steel portal frame construction
- Roller shutter Loading doors
- W/c's
- Office
- 3 Phase 100amp per phase power supply

## Accommodation

A range of units are provided from 2,138 to 4,795 sq ft.

Some units may be combined to meet larger requirement.

Please call for current availability.

UNIT	SQ FT	M <sup>2</sup>
1	4,795	445.4
2	3,766	349.9
3	3,560	330.7
4	4,375	406.4
5	2,944	273.5
6	4,455	413.9
7	2,144	199.2
8	2,138	198.6
9	2,142	199.0

## Services

All mains services are provided.

## Terms

The units are available by way of new short term tenancy agreements on Flexible Terms to be agreed, subject to status.

## VAT

All rental quoted exclusive of, but may be liable to, VAT.

## Viewing

Strictly by appointment with the joint letting agents.

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