

# To Let

## MODERN INDUSTRIAL/ WAREHOUSE UNIT 2,407 SQ FT (223.61 SQ M)

Unit 33 Cinnamon Brow, Makerfield Way, Ince In Makerfield, Wigan, WN2 2PR



- 6m eaves height
- Steel portal frame construction
- Electrically operated drive through roller access door
- Large parking area/ yard
- 3 phase
- All utilities connected



## Description

Modern industrial/ warehouse unit totalling 2,407 Sq Ft. The premises has an electrically operated roller shutter door and includes a small office area with a separate entrance.

## 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.

## Rental Price

On application.

## Viewing

Strictly by appointment with the sole agent Littler & Associates on 01942 252803.

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