



# Enterprise Court

Seamans Way / Manchester Road / Ince-In-Makerfield / Wigan / WN2 2LE



## UNIT A3 TO LET

**MODERN INDUSTRIAL / WAREHOUSE UNIT**

**2,691 SQ FT (249.6 SQ M)**

CCTV SECURE SITE



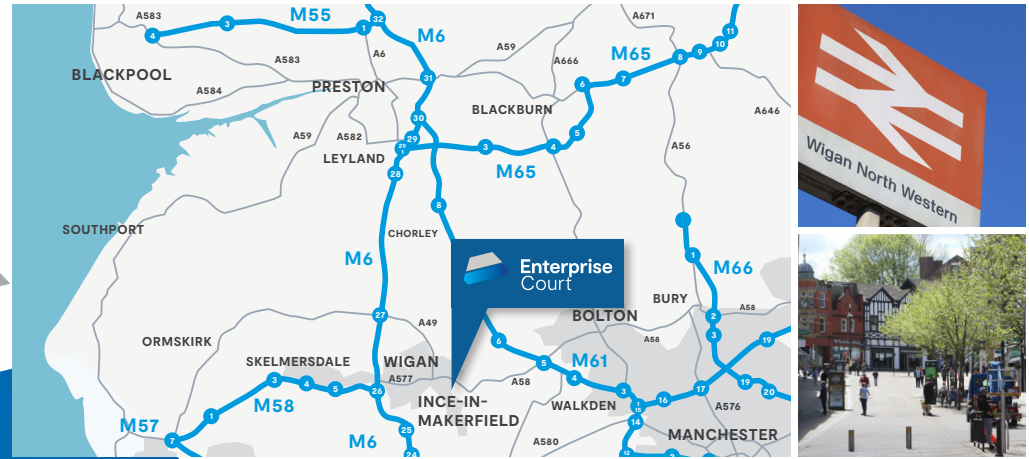
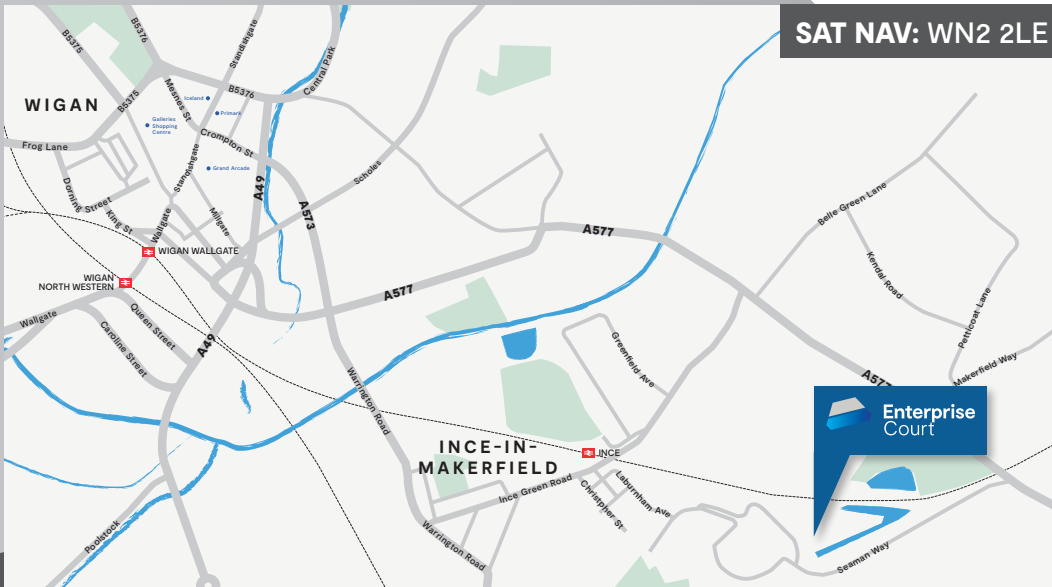
FLEXIBLE TERMS



QUALITY ACCOMMODATION



SAT NAV: WN2 2LE



## Location

Situated 1.5 miles east of Wigan town centre, on the northern edge of Ince-in-Makerfield, Unit A3 Enterprise Court is 4.5 miles from Junction 26 of the M6 and 6 miles from Junction 5 of the M61.

Situated on the established Enterprise Court, Wigan, access to the site is via Seamans Way, which is directly off the A577 Manchester Road.

## Description

Enterprise Court comprises a modern development of industrial / distribution units. The development provides a range of units and benefits from the following features;

- Up to 6m eaves height
- Steel portal frame construction
- Electronically operated drive in loading doors
- Floor loading of 37KN/m2
- Three phase electricity
- Ample on site parking

## Accommodation

UNIT	SQ FT	SQ M
A3	2,691	249.6

## 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.

## Price / Rental

On application.

## Legal Costs

Each party shall be responsible for their own legal costs incurred in this transaction.

## EPC

An Energy Performance Certificate can be provided on request.

## Further Information

Please contact the sole letting agents for further information and viewing arrangement



**Tracy Myers**  
 E [tracy@littlerandassociates.co.uk](mailto:tracy@littlerandassociates.co.uk)

**Jennifer Douglas Littler**  
 E [jennifer@littlerandassociates.co.uk](mailto:jennifer@littlerandassociates.co.uk)

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. May 2022. RB&Co 0161 833 0555. www.richardbarber.co.uk