

Industrial

To Let

TWO MODERN SINGLE STOREY FACTORY/WAREHOUSE UNITS

UNIT 5 5,170 Sq Ft & UNIT 7 7,773 Sq Ft



UNIT 5



UNIT 7

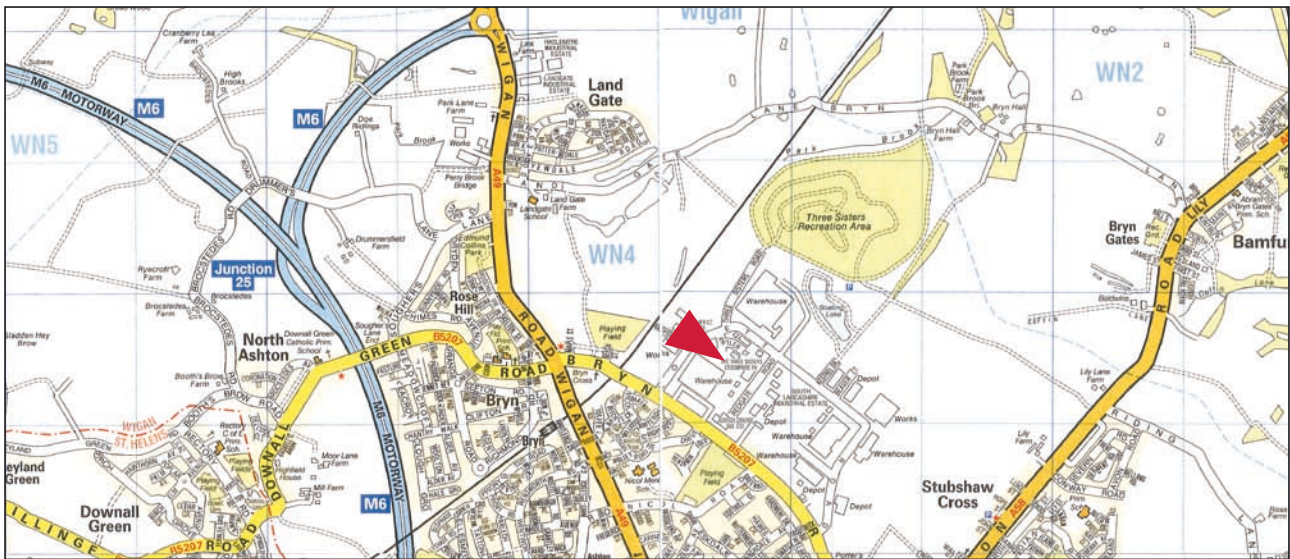
**Units 5 & 7
Antler Court
Three Sisters Enterprise Park
Wigan, WN4 8DU**

**LITTLER
& ASSOCIATES**

01942 252803

www.littlerandassociates.co.uk

Industrial



Location

The units are located on the established South Lancs Industrial Estate, to the north of Ashton-in-Makerfield, with access via the A49 to Junctions 24 & 25 of the M6 motorway, (approximately 2 miles away). Local occupiers include Great Bear Distribution, Volvo, Walker Snacks and Safeway.

Description

The properties comprise modern warehouse/factory units of steel portal frame construction with sealed concrete floors, brick/block walls, above which is lined profile metal cladding and blockwork to a full eaves height of approximately 6 metres. The units have a double skin metal deck roof incorporating roof lights, supplemented by sodium lighting and loading access is by insulated up-and-over doors opening onto a communal courtyard.

Features Include;

- Ample car parking and manoeuvring space for HGV's.
- Large single general office and reception
- Male/female toilet facilities
- Unit 7 benefits from a mezzanine floor suitable for light storage.

Schedule of Accommodation

Unit 5	Sq m	Sq ft
Warehouse/factory	432	4,651
Offices/toilets/reception	48	519
Total	480	5,170

Unit 7	Sq m	Sq ft
Warehouse	510	5,490
Ground floor offices & toilet block	69	740
Mezzanine	143	1,543
Total	722	7,773

Terms

The premises are available by way of new full repairing and insuring leases for a term to be agreed.

Rental

Upon application.

VAT

Rental and service charge payments are subject to VAT, which will be charged in addition at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction.

Viewings

Strictly by appointment with the sole agent:

Dean Young

Little & Associates

dean@littlerandassociates.co.uk

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