

UNIT

3

ANTLER COURT

Three Sisters Enterprise Park,
South Lancs Industrial Estate, Wigan

WN4 8DU



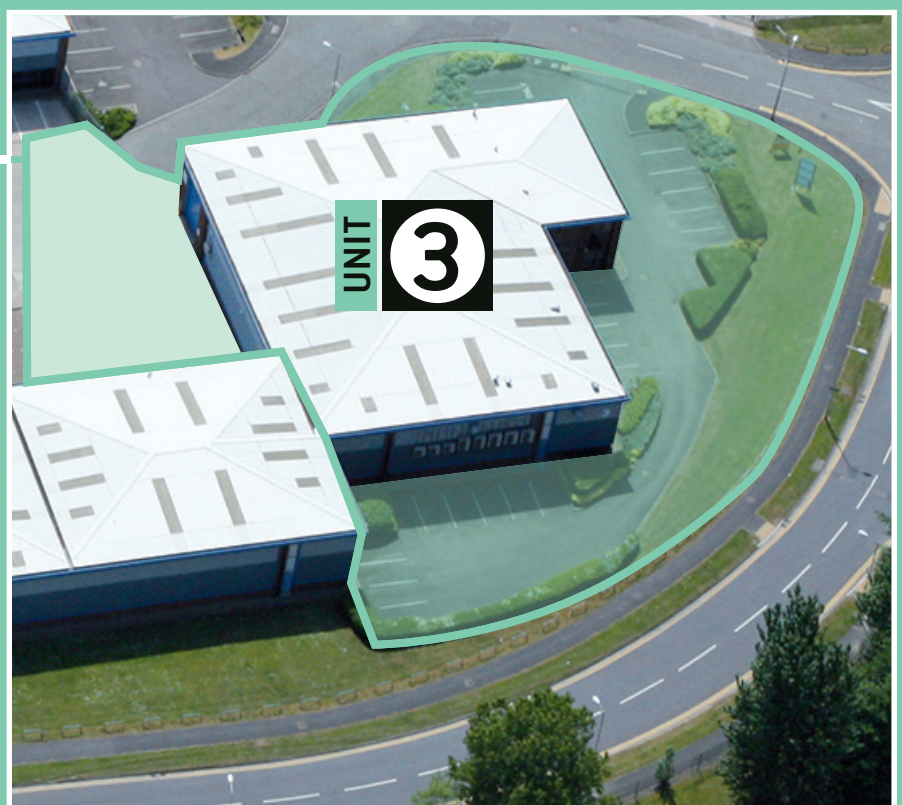
TO LET

13,292 sq ft



MODERN INDUSTRIAL / WAREHOUSE UNIT
WITH HIGH OFFICE CONTENT

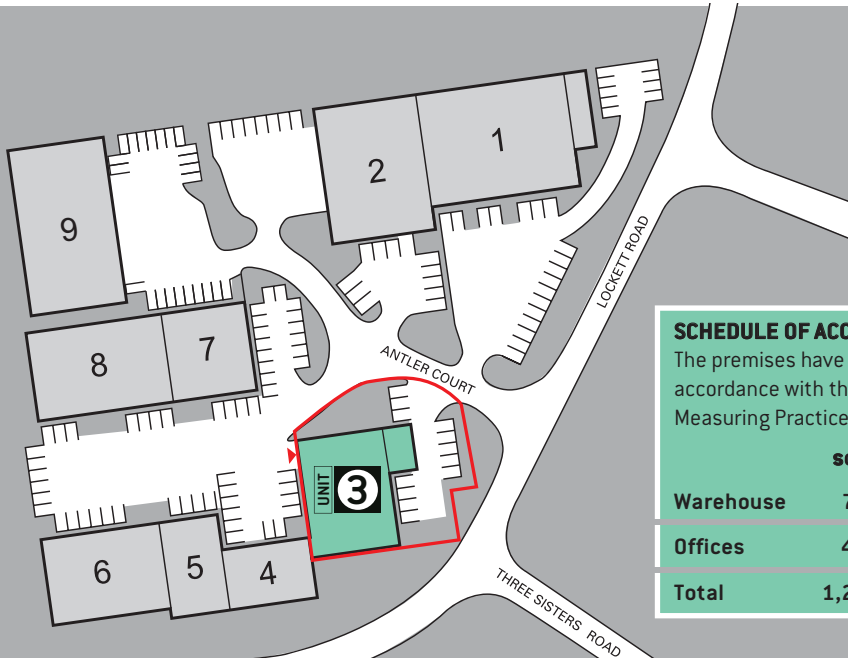
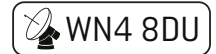
- FULLY REFURBISHED
- TWO STOREY OFFICE ACCOMMODATION
- LARGE SELF CONTAINED SEPERATE CAR PARK
- SHARED SECURE YARD AREA
- 6M EAVES
- 1 LEVEL ACCESS LOADING DOOR





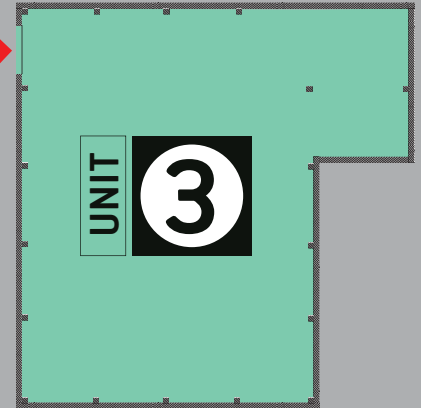
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MODERN INDUSTRIAL / WAREHOUSE UNIT
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SCHEDULE OF ACCOMMODATION:
The premises have been measured in accordance with the RICS Code of Measuring Practice as follows:-

	sq m	sq ft
Warehouse	769	8,281
Offices	465	5,011
Total	1,234	13,292



LOCATION

Unit 3 is located on the established South Lancs Industrial Estate, to the north of Ashton-in-Makerfield, with access via the A49 to Junctions 23, 24 & 25 of the M6 motorway, (approximately 2 miles away). Local occupiers include: Poundland, MDA and Stagecoach.

DESCRIPTION

Unit 3 benefits from the following specification:-

- Fully refurbished modern detached warehouse/industrial unit.
- Two storey office.
- Large separate self contained car park.
- Shared secure yard area.
- 6m eaves.
- 1 level access loading doors.

TERMS

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

RENTAL

Upon application.

VAT

Rental and service charge payments are subject to VAT.

LEGAL COSTS

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

EPC

A copy of the EPC certificate for the property is available on request.



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