
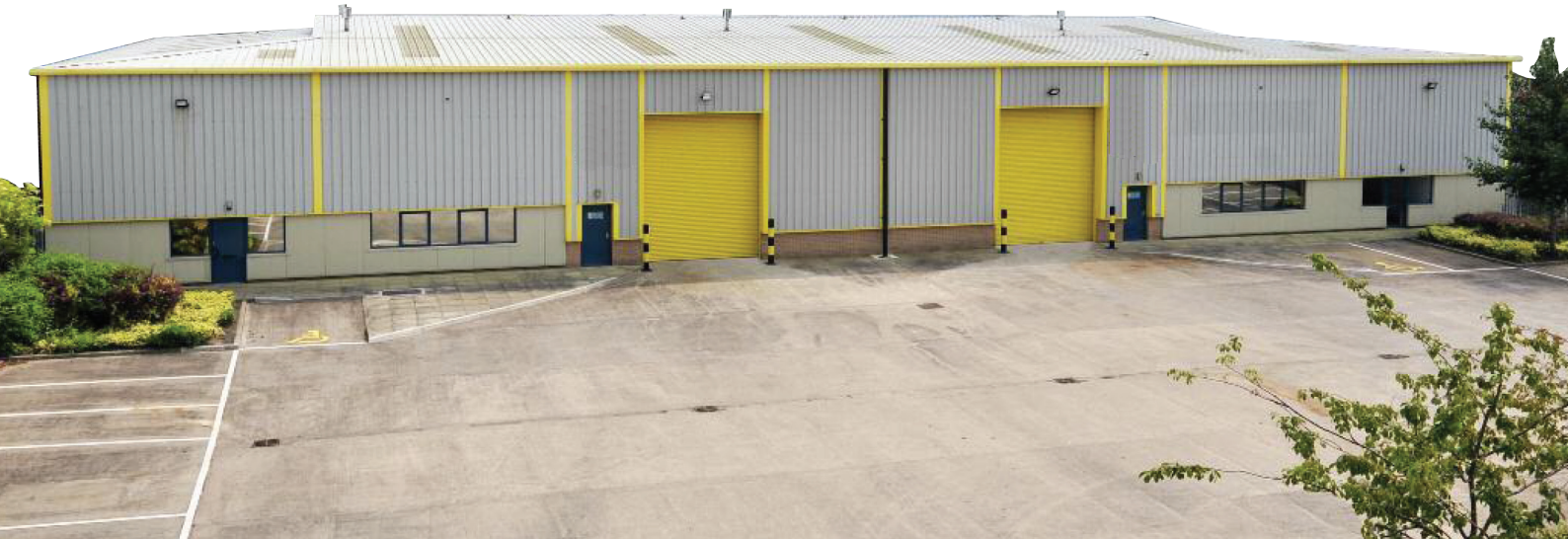




ANTLER COURT

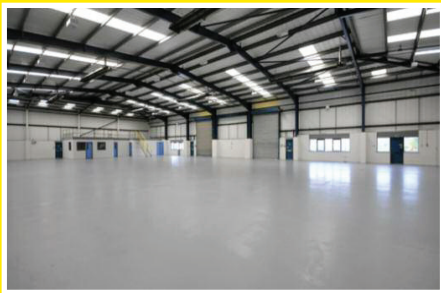
Three Sisters Enterprise Park,
South Lancs Industrial Estate, Wigan

 WN4 8DU



TO LET

13,628 sq ft



**SELF CONTAINED
WAREHOUSE / INDUSTRIAL UNIT**

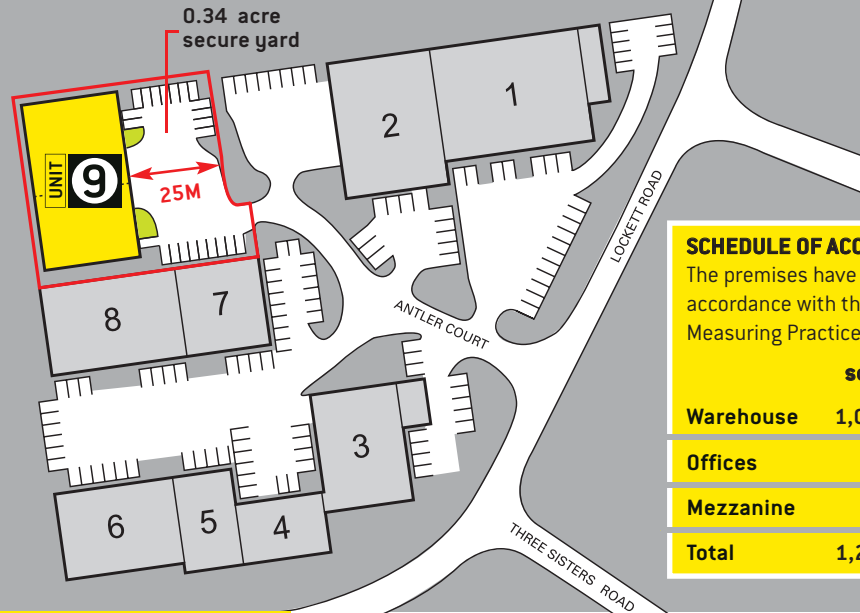
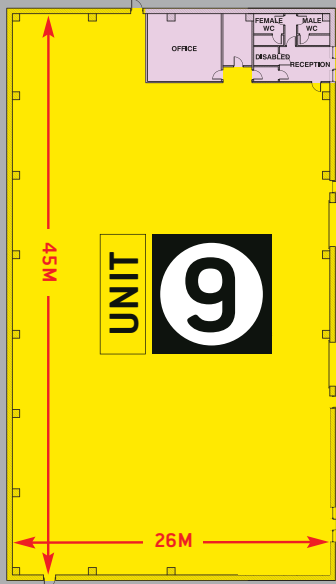
- FULLY REFURBISHED
- WAREHOUSE HEATING AND SODIUM BOX LIGHTING
- OFFICE ACCOMMODATION
- LARGE (0.34 ACRE) SECURE YARD
- 6M EAVES
- 2 LEVEL ACCESS LOADING DOORS





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SELF CONTAINED WAREHOUSE / INDUSTRIAL UNIT



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

	sq m	sq ft
Warehouse	1,096	11,798
Offices	85	915
Mezzanine	85	915
Total	1,266	13,628



LOCATION

Unit 9 is located on the established South Lincs 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 9 benefits from the following specification:-

- Fully refurbished modern detached warehouse/industrial unit.
- Large (0.34 acre) fully secure yard.
- Warehouse heating and lighting.
- 6m eaves.
- 2 level access loading doors.
- Ground floor fully-fitted offices with mezzanine storage above.

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.



0161 885 3232
youngandco.org.uk

Dean Young
dean@youngandco.org.uk



0161 828 6440

Robert Kos
Robert.kos@eu.jll.com