

TO LET

UNIT 2C PAGEFIELD INDUSTRIAL ESTATE, MIRY LANE, WIGAN WN6 7LA



10,400 Sq Ft (966.16 Sq M)

- **SELF CONTAINED UNIT ON A SECURE SITE**
- **SUITABLE FOR VARIOUS USES**
- **LARGE ELECTRICAL CAPACITY**
- **WOULD SUIT OVERHEAD CRANAGE**



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LOCATION

Pagefield Industrial Estate is situated in a popular established industrial area close to the centre of Wigan adjacent to the DW Stadium. The premises are located on Miry Lane which is accessed via the main A49 Wallgate. Motorway access is provided via Junction 25 or Junction 26, M6 approximately 3 miles in distance.

DESCRIPTION

The property sits in a terrace block of single storey units. The unit sit under two pitched roofs clad in profile steel supported by steel trusses. The height beneath the trusses is 4.14m and benefits from translucent roof panels. The unit is constructed of traditional block brick, finished with steel profile cladding externally. Internally the premises benefits from three spacious offices and a three phase power supply. Excess is via 4 manual roller shutters making for excellent loading. Measuring 3.98m x 4.47m high.

ACCOMMODATION

| | | |
|--------------------------------|---------------------|--------------------|
| Total Area | 10,400 Sq Ft | 966.16 Sq M |
| (Measurements to be confirmed) | | |

SERVICES

We understand the property benefits from proximity to all the main services. WC's will be installed by the landlord.

RENTAL

Quoting rent is £2.50 per sq ft / £26,000 per annum.

LEGAL FEES

Each party to be responsible for their own legal fees.

RATES

To be assessed.



VAT

Rents where quoted, are exclusive of, but may be liable to VAT.

VIEWING

Strictly by appointment with the sole agents,
NOLAN REDSHAW

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