

## **BULLDOG INDUSTRIAL ESTATE, DARLINGTON STREET EAST, WIGAN, WN1 3BT**



### **INDUSTRIAL / WAREHOUSE PREMISES**

**FROM 1,907 SQ.FT – 9,738 SQ.FT**

**177.21 SQ M TO 904.72 SQ M**

- **ACCOMODATION UNDER REFURBISHMENT**
- **FLEXIBLE ACCOMODATION**
- **WOULD SUIT A VARIETY OF USES**



## LOCATION

The premises are situated on the corner of Darlington Street East and Manchester Road. Darlington Street East is the A577, which provides quick access to Wigan Town Centre, approximately 1 mile to the North West. Access to the site is from Darlington Street East and also from Kirklands Street.

## DESCRIPTION

The property comprises of an existing industrial complex, with mostly steel framed roofs of various ages and specification.

The main section available has a modern profile steel roof and is currently being refurbished. This refurbishment can be carried out to an occupiers specific specification. Externally there is a significant concrete yard area providing loading and parking facilities.

The premises are about to be refurbished and therefore the layout is flexible.

The adjacent offices are also available.

## ACCOMMODATION

Building No 1	177.21 Sq.m	1,907 Sq.ft
Building No 2	904.72 Sq.m	9,738 Sq.ft

<b>Total Area</b>	<b>1081.93 Sq.m</b>	<b>11,645 Sq.ft</b>
-------------------	---------------------	---------------------

Measured on a gross internal basis.

## RENT

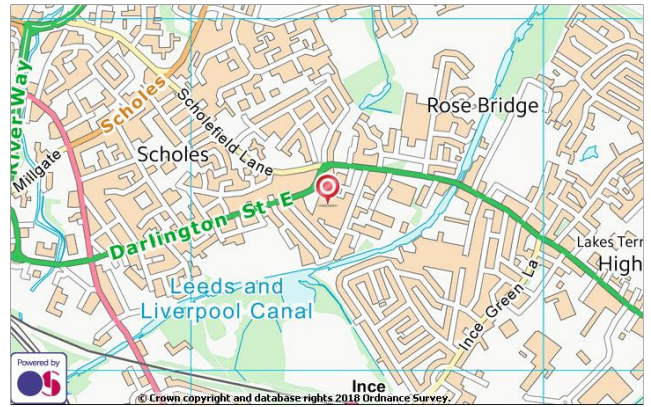
On Application

## SERVICES

We understand all main services are installed, but none have been tested.

## LEASE TERMS

Premises are available by way of new leases, terms to be negotiated.



## LEGAL FEES

Each party to be responsible for their own legal fees.

## RATES

To be separately assessed.

## EPC

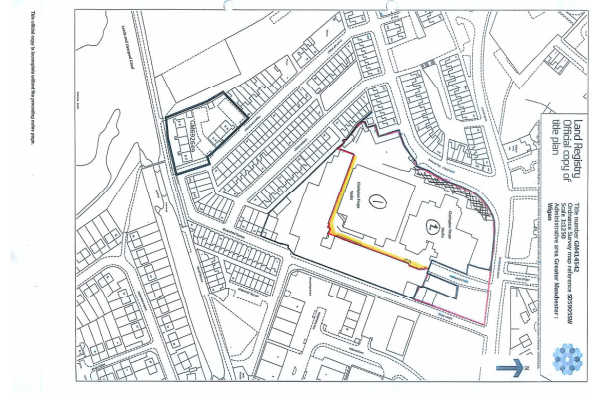
An EPC is in the process of being prepared.

## VIEWING

Strictly by appointment with the agent NOLAN Redshaw:

Contact: Paul Nolan  
Email: [paul@nolanredshaw.co.uk](mailto:paul@nolanredshaw.co.uk)  
Tel: 0161 763 0822

Contact: Jonathan Pickles  
Email: [jonathan@nolanredshaw.co.uk](mailto:jonathan@nolanredshaw.co.uk)  
Tel: 0161 763 0825



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



 0161 763 0828

