



ANTLER COURT

Three Sisters Enterprise Park,
South Lancs Industrial Estate, Wigan



TO LET

14,340 sq ft



**SELF CONTAINED
WAREHOUSE / INDUSTRIAL UNIT**

- FULLY REFURBISHED
- WAREHOUSE HEATING AND SODIUM BOX LIGHTING
- OFFICE ACCOMMODATION
- LARGE (0.39 ACRE) SECURE YARD
- 6.75M EAVES
- 2 LEVEL ACCESS LOADING DOORS

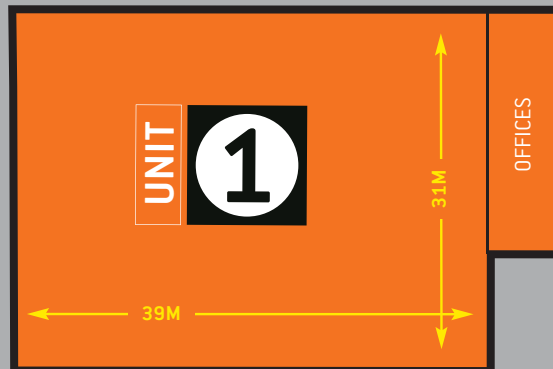
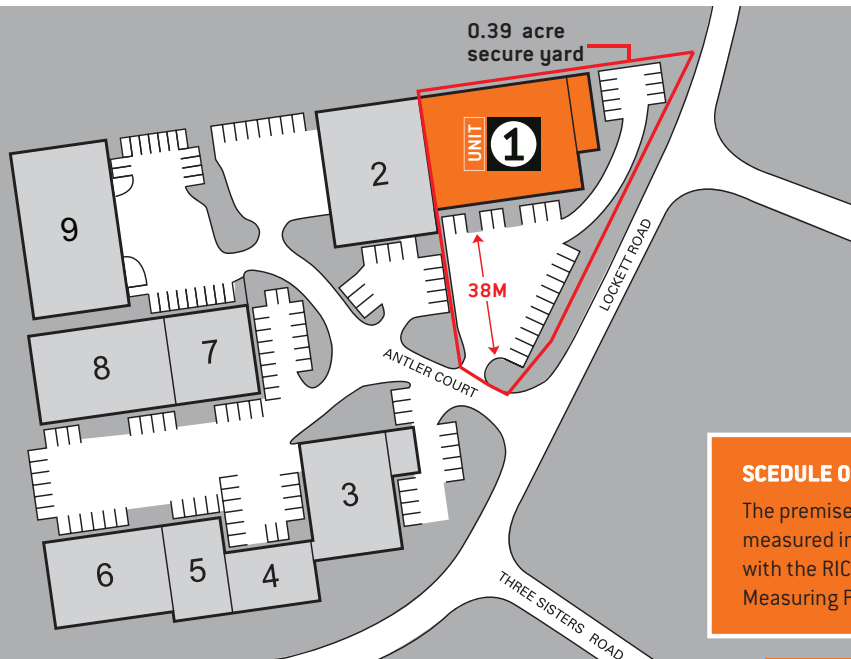




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SELF CONTAINED WAREHOUSE / INDUSTRIAL UNIT

WN4 8DU



SCHEDULE OF ACCOMODATION:

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

	sq m	sq ft
Warehouse	1,203	12,947
Offices	129	1,393
Total	1,332	14,340

LOCATION

Unit 1 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 1 benefits from the following specification:-

- Fully refurbished modern semi-detached warehouse/industrial unit.
- Large (0.39 acre) fully secure yard.
- Warehouse heating and lighting.
- 6.75m eaves.
- 2 level access loading doors.
- Ground floor offices.

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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