

Industrial

For Sale / To Let INDUSTRIAL/WAREHOUSE UNIT

2,044 sq ft (189.89 sq m)



Unit 32 Cinnamon Brow, Makerfield Way, Ince In Makerfield, Wigan, WN2 2PR

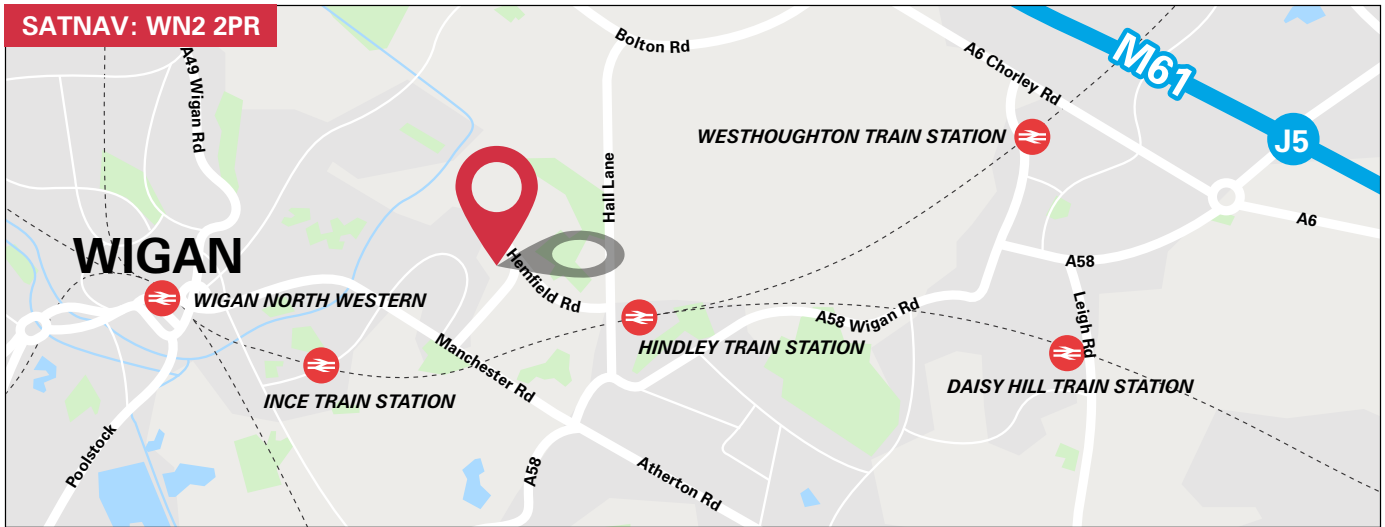
- 6m eaves height
- Office area with separate entrance 224 sq ft
- Electrically operated drive through roller access doors
- Large parking area/yard
- All utilities connected

LITTLER
& ASSOCIATES

01942 252803

www.littlerandassociates.co.uk

Industrial



Location

The premises are located just North of the A577, approximately 1.5 miles east of Wigan town centre, on the Northern edge of Ince in Makerfield. The A577 to the east joins the A579, which in turn via the A6 joins the M61 at Junctions 4 & 5. To the west of the property via the A49 junction 25 of the M6 motorway can be accessed.

Description

Modern industrial/ warehouse unit totalling 2,044 Sq Ft. The premises has an electrically operated roller shutter door and includes a small office area with a separate entrance.

Terms

The premises are offered To Let by way of a new Full Repairing and Insuring Lease for a term of years to be agreed (or alternatively For Sale on terms to be agreed).

Rental Price / Price

On application.

VAT

Rental/prices will be subject to VAT.

Legal Costs

Each party shall be responsible for their own legal costs incurred in this transaction.

EPC

A full EPC report is available upon request.



Viewing

By arrangement with the sole letting agent;

Jennifer Douglas Littler

07741 248707

jennifer@littlerandassociates.co.uk

LITTLER
& ASSOCIATES

01942 252803

www.littlerandassociates.co.uk