



Enterprise House

Wigan Enterprise Park / Seaman Way / Ince / Wigan / WN2 2LE

FOR SALE

37,306 SQ FT (3,466 SQ M)

Office Building Refurbishment / Redevelopment Opportunity
on 4.4 acre plot

Self-contained site with
ample car parking



Suitable for a variety of uses
(subject to planning consent)



Plus additional 2.19 acre
Development Site





Description

Enterprise House comprises a 2 storey office building currently providing serviced office suites of various sizes over ground and first floors.



The property sits on a generous plot extending to approximately 4.4 acres.

The premises benefit from on-site car parking and is arranged as follows:

FLOOR	SQ FT	SQ M
Ground	18,653	1,733
First	18,653	1,733
TOTAL	37,306	3,466

The building is available with the benefit of existing income or with Vacant Possession.

Development Site

Additionally, there is a separate site comprising a fully serviced plot extending to approximately 2.19 acres adjacent to Enterprise House, which may be available by negotiation.



Planning

The site is allocated as a Primary Employment Area. Interested parties should make their own enquiries with Wigan Council.

EPC

Available upon request.

Terms/Tenure

The property is available For Sale Freehold.

Price

On application.



Location

The subject property is located in Ince in Makerfield, approximately 2 miles south east of Wigan. Ince is positioned between the A577 and A573 linking Wigan with Manchester.

The property benefits from direct access to Manchester Road (A577), a major arterial route providing access from the M6 via Junction 26 (approx 5.5 miles west) and Wigan town centre.

The site is to benefit from the construction of a new link road immediately to the south which will improve connectivity with the M58/ M6 (Orrel interchange) and M61.

Further Information

Please contact the joint letting agents for further information and viewing arrangement.

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