

# Industrial

## To Let

### WAREHOUSE / INDUSTRIAL UNIT

9,817 Sq Ft (912 Sq M)



**Leopold St  
Lamberhead Industrial Estate  
Pemberton  
WN5 8DH**

- **Offices, Kitchen & W/cs**
- **Large loading door**

**LITTLER  
& ASSOCIATES**

**01942 252803**

[www.littlerandassociates.co.uk](http://www.littlerandassociates.co.uk)

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## Location

The property is located in Wigan and situated in close proximity to the M58 and M6 motorway network, whilst also being close to the town centre amenities within Pemberton. The M6 motorway is accessed via junctions 25 and 26 along the borough's western boundary providing an essential connection with the M58 and M6 motorway and excellent connections throughout the North West and beyond.

The estate comprises a large multi occupied site made up of a number of industrial units.

To locate the unit from Ormskirk Road turn onto Enfield Street then right onto Kilshaw Street before turning right onto Leopold Street.

## Description

The property comprises a self-contained production / warehouse unit comprising approximately 9,817 sq ft (912 sq m) with lower brick elevations and metal profile cladding above and to the roof.

The unit includes 1,645 sq ft of offices / amenity and generally benefits from the following features;

- Offices, Kitchen & W/cs
- Fluorescent strip lighting
- Three phase electricity
- Large loading door
- 5 metre eaves
- Intruder alarm

Externally the premises have a large fenced site including yard area.

## Availability

The unit comprises approximately 9,817 sq ft (912 sq m).

## Terms

The premises are available to let on terms to be agreed.

## Rent

On application.

## EPC

A copy of the EPC is available on request.

## VAT

VAT will be applicable at the prevailing rate.

## Business Rates

Interested parties are advised to make their own enquiries with the local authority, Wigan Council on 01942 489001.

## Viewing

Strictly by appointment with the sole agent Littler & Associates on 01942 252803.

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