

# TO LET - UNIT 1

MODERN INDUSTRIAL UNIT

3,021 SQ FT (281 SQ M)

Unit 1, Lamberhead Industrial Estate - Kilshaw Court, Kilshaw Street, Wigan, WN5 8DH



## Accommodation

Description	Area (Sq m)	Area (Sq ft)
Unit 1	281	3,021

## Description

Unit 1 is a modern end terraced unit in a prominent position, with brick elevations to approximately two metres and metal profile cladding above. The unit has the following benefits; 6.85m internal eaves with a maximum height of 8.10m, fluorescent strip lighting, three phase electricity, 1 roller shutter loading door and external yard area

## EPC

The units have an EPC rating of C(73).

## Rent

On application.

## Rateable Value

2015 – £13,000

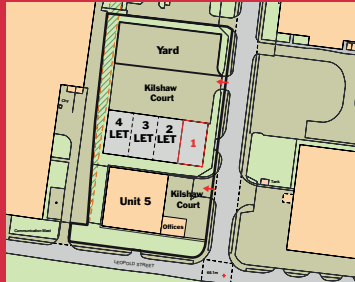
2017 – £13,750

## Terms

The premises are available on FRI terms for either 3 or 5 years.

## Viewing

Strictly by appointment with the joint agents:



Tracy Myers

[tracy.myers@littlerandassociates.co.uk](mailto:tracy.myers@littlerandassociates.co.uk)

Thomas Marriott

[thomas@b8re.com](mailto:thomas@b8re.com)

## All Enquiries



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