

TO LET

INDUSTRIAL / WAREHOUSE UNIT WITH OFFICES

2,463 SQ FT (228.82 SQ M)

Unit 31, Cinnamon Brow, Makerfield Way, WN2 2PR





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.

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.

Rental Price

On application.

VAT

Rental/prices will be subject to VAT.

Description

Ground floor

Reception 4.8 x 1.2m
Main office 4.8 x 6.6m
Kitchen 2.4 x 1.8m
Toilet 2.4 x 1.8m

First floor

1st office 6.1 x 3.7m
2nd office 3.7 x 3.2m
Toilet 1.8 x 1.8m
Landing
Comms room

- 6m eaves height
- Steel portal frame construction
- Electrically operated drive through roller access door
- All areas inc warehouse LED lighting.
- Both main offices Air-conditioning
- Suspended ceilings throughout
- Carpeted throughout.
- Alarmed

LITTLER
& ASSOCIATES

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All Enquiries

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