Industrial

To Let

INDUSTRIAL UNIT

852 Sq Ft

Unit 3, Acton's Walk Trading Centre, Wood Street, Wigan WN3 4HN

- Prominent roadside location on main arterial road
- Minimum eaves height of 4.5m
- Roller shutter access doors

LITTLER & ASSOCIATES
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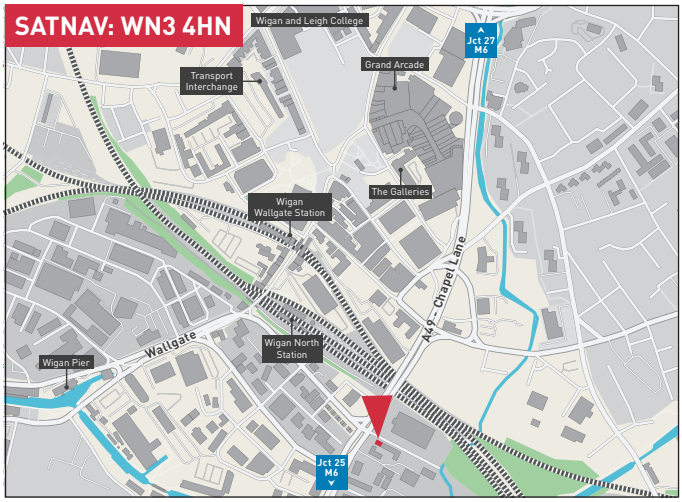
Industrial



Location

Acton's Walk is situated on Wood Street, with frontage and access to Chapel Lane (A49) one of the main arterial roads in and out of Wigan town center. Acton's Walk is approximately ¼ mile to the south of Wigan town center in a predominantly trade counter location. Nearby occupiers close by include The Range, City Plumbing, Warm Living and Chapel House MG.

Acton's Walk is conveniently located approximately 5 miles from Junction 6 of the M61 with Junction 26 of the M6 c3 miles to the west which is also the start of the M58 motorway leading to Liverpool. The recently completed A49 link road has improved access.

Description

The scheme comprises a modern, industrial/trade park estate, providing 8 self-contained units with communal yard and parking facilities. The specification includes:

- Steel portal frame construction
- Facing brick work and profile steel cladding
- Insulated roof
- Roller shutter access doors to the front
- Minimum eaves height of 4.5m
- WCs within units
- All mains services are connected.

The scheme provides units from
850 sq ft (79 sq m) to 1,752 sq ft (162.7 sq m).

Accommodation

Unit 1	852 sq ft	LET
Unit 2	852 sq ft	LET
Unit 3	**852 sq ft**	**Available TO LET**
Unit 4	1,752 sq ft	LET
Unit 5	852 sq ft	LET
Unit 6	852 sq ft	LET
Unit 7	1,752 sq ft	LET
Unit 8	1,752 sq ft	LET

EPC

An EPC has been prepared and is available upon request.

Availability

Available on new full repairing and insuring lease/s.

Terms / Rent

Available on application.

Services

All mains services are connected to the units.

Viewing

Strictly by appointment with the sole agents:

Jennifer Watkinson
jennifer@littlerandassociates.co.uk

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