



ANTLER COURT

Three Sisters Enterprise Park,
South Lancs Industrial Estate, Wigan

WN4 8DU



TO LET

5,460 sq ft



MODERN INDUSTRIAL / WAREHOUSE UNIT

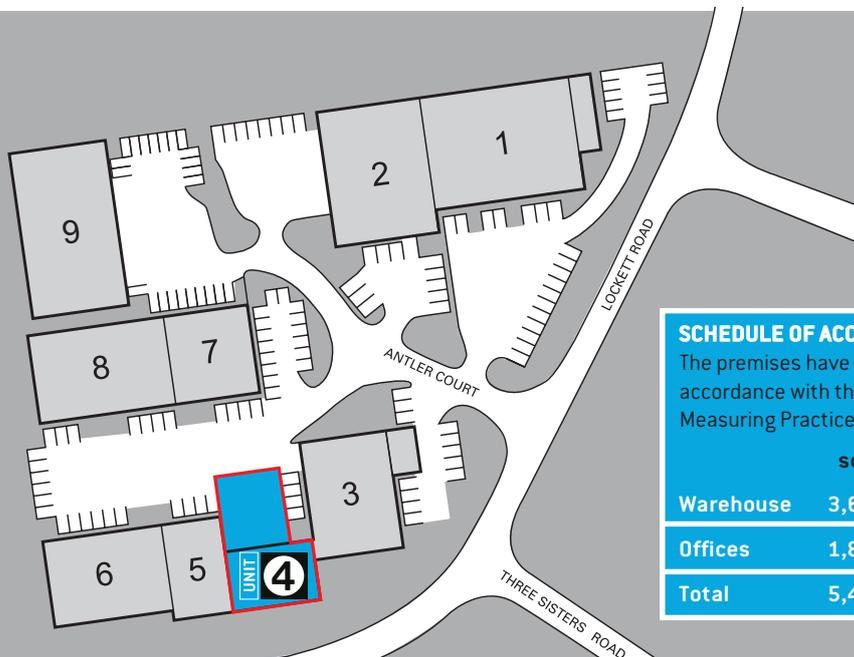
- TO BE REFURBISHED
- TWO STOREY OFFICE ACCOMMODATION
- DEDICATED PRIVATE CAR PARKING
- SHARED SECURE YARD AREA
- 6M EAVES
- 1 LEVEL ACCESS LOADING DOOR





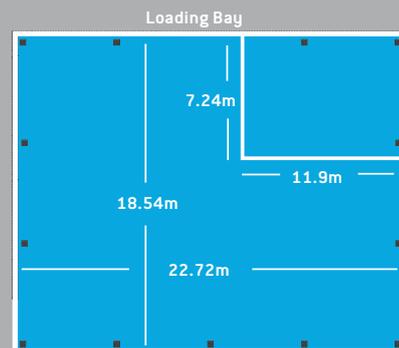
ANTLER COURT

MODERN INDUSTRIAL / WAREHOUSE UNIT
WITH HIGH OFFICE CONTENT



SCHEDULE OF ACCOMMODATION:
The premises have been measured in accordance with the RICS Code of Measuring Practice as follows:-

	sq ft	sq m
Warehouse	3,606	335.08
Offices	1,854	172.30
Total	5,460	507.38



LOCATION

Unit 4 is located on the established South Lancs Industrial Estate, to the north of Ashton-in-Makerfield, with access via the A49 to Junctions 23, 24 & 25 of the M6 motorway, (approximately 2 miles away). Local occupiers include: Poundland, MDA and Stagecoach.

DESCRIPTION

- Unit 4 benefits from the following specification:-
- To be refurbished modern warehouse/industrial unit.
 - Two storey office.
 - Designated Private car parking.
 - Shared secure yard area.
 - 6m eaves.
 - 1 level access loading doors.

TERMS

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

RENTAL

Upon application.

VAT

Rental and service charge payments are subject to VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the transaction.

EPC

A copy of the EPC certificate for the property is available on request.



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