



ANTLER COURT

Three Sisters Enterprise Park,
South Lincs Industrial Estate, Wigan

WN4 8DU



Photos are for indicative purposes only

TO LET

12,895 sq ft



MODERN DETACHED INDUSTRIAL / WAREHOUSE UNIT WITH SECURE YARD

- GROUND FLOOR OFFICES
WITH MEZZANINE
STORAGE ABOVE
- DEDICATED PRIVATE
CAR PARKING FOR 28 CARS
- SECURE YARD AREA
- 5.6M EAVES
- 1 LEVEL ACCESS
LOADING DOOR





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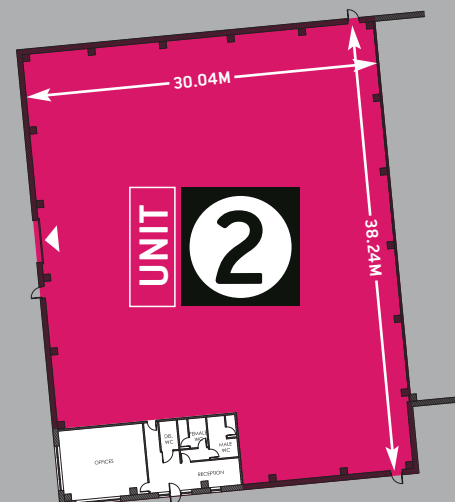
MODERN DETACHED INDUSTRIAL /
WAREHOUSE UNIT WITH SECURE YARD



SCHEDULE OF ACCOMMODATION:

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

	sq ft	sq m
Warehouse	11,345	1,054
Ground Floor Offices	1,012	94
First Floor Offices	538	50
Total	12,895	1,198



LOCATION

Unit 2 is located on the established South Lincs 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, 3PL, Essity and Fresh Direct.

DESCRIPTION

Unit 2 benefits from the following specification:-

- Modern warehouse/industrial unit.
- Two storey office.
- Designated Private car parking.
- Secure service yard area.
- 5.6m 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.



0161 885 3232
youngandco.org.uk

Dean Young
dean@youngandco.org.uk
07825 170475



Robert Kos
rob.kos@dtre.com
077 0984 6930

www.antlercourt.co.uk

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