



# ANTLER COURT

Three Sisters Enterprise Park,  
South Lancs Industrial Estate, Wigan



**TO LET**

**14,340 sq ft**



**SELF CONTAINED  
WAREHOUSE / INDUSTRIAL UNIT**

- FULLY REFURBISHED
- WAREHOUSE HEATING AND SODIUM BOX LIGHTING
- OFFICE ACCOMMODATION
- LARGE (0.39 ACRE) SECURE YARD
- 6.75M EAVES
- 2 LEVEL ACCESS LOADING DOORS

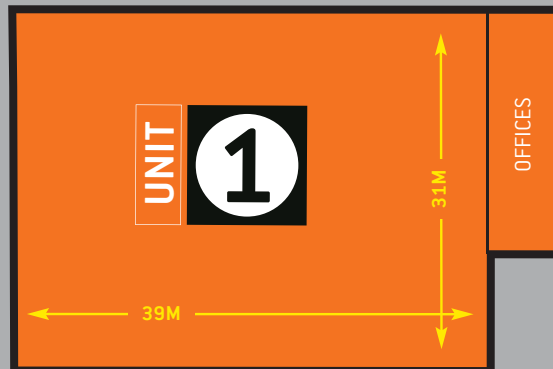
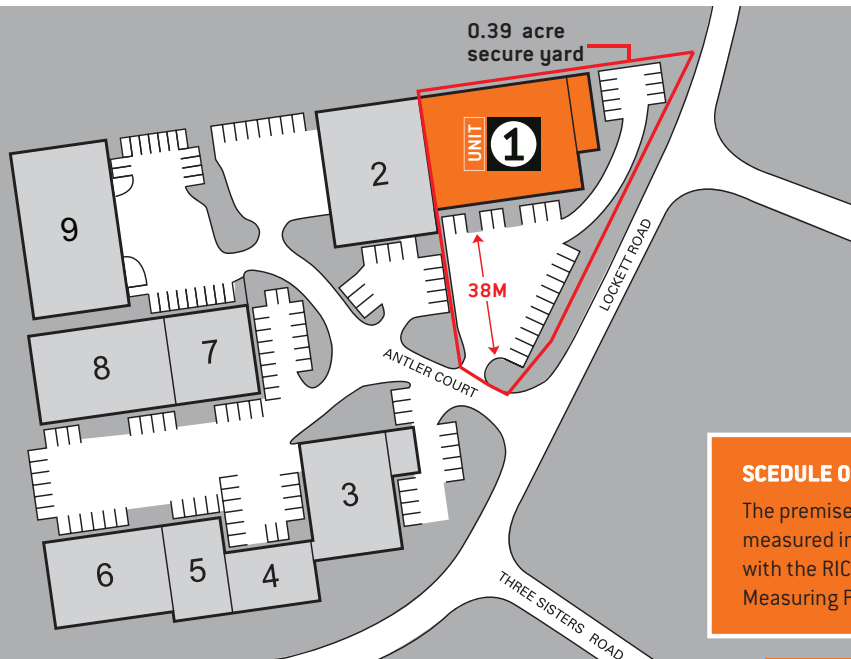




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## SELF CONTAINED WAREHOUSE / INDUSTRIAL UNIT

WN4 8DU



### SCHEDULE OF ACCOMODATION:

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

	sq m	sq ft
Warehouse	1,203	12,947
Offices	129	1,393
<b>Total</b>	<b>1,332</b>	<b>14,340</b>

### LOCATION

Unit 1 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, MDA and Stagecoach.

### DESCRIPTION

Unit 1 benefits from the following specification:-

- Fully refurbished modern semi-detached warehouse/industrial unit.
- Large (0.39 acre) fully secure yard.
- Warehouse heating and lighting.
- 6.75m eaves.
- 2 level access loading doors.
- Ground floor offices.

### 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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