

**UNIT
2**

Lock Flight Buildings, Wheatlea Industrial Estate, Wheatlea Road, WN3 6XP

B8
01925 320 520
www.b8re.com

TO LET

Modern Industrial / Trade / Workshop Unit



5764 sq ft (353.51 sq m)

DESCRIPTION

- Established business location
- Popular prominent industrial estate
- Showroom entrance accommodation
- 5.7 metre eaves height
- Designated car parking spaces
- Landscaped surroundings
- Good nearby amenities
- Junction 25, M6 less than 2 miles away

The property comprises of a modern industrial/ trade counter unit. Steel portal frame construction with blockwork internal walls and internal walls over clad with profile metal sheeting incorporating glazed curtain walling beneath a pitched roof.

Internally the unit has been adapted to provide showroom accommodation on the ground floor with a return staircase providing access to the first-floor offices and a kitchen/ canteen. Loading is provided via an electric up and over loading door with the warehouse.

Externally the unit benefits from approximately 8 designated car parking spaces and a concrete loading area.

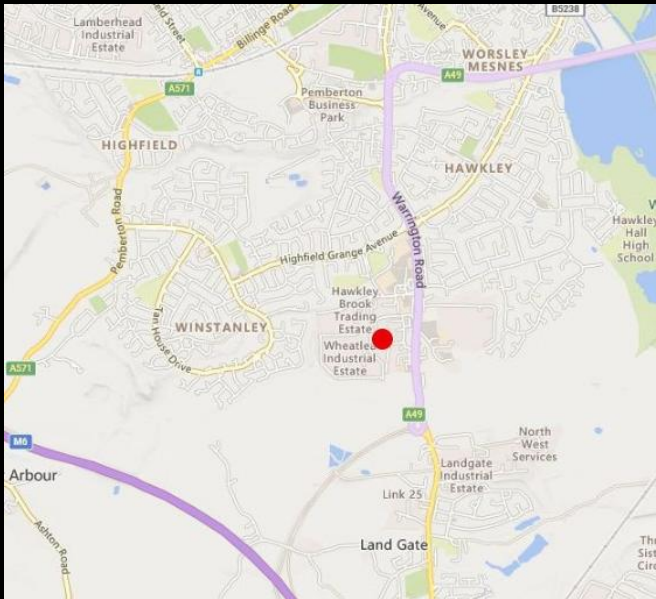
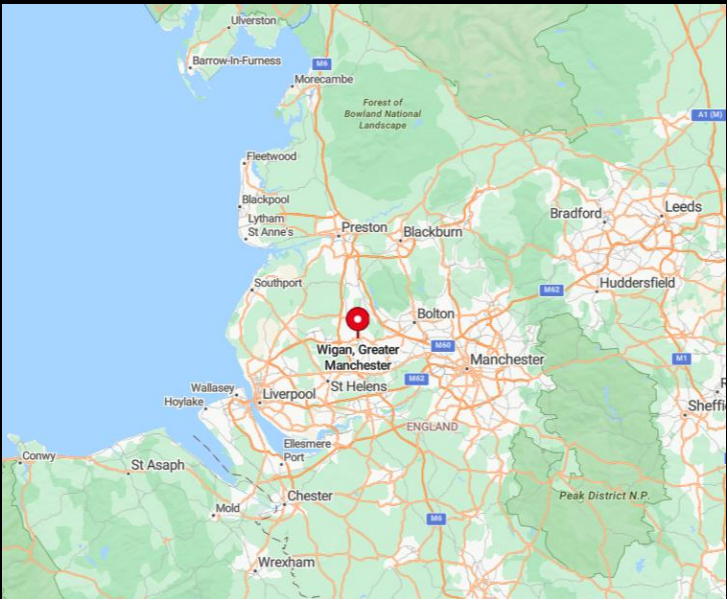
LOCATION

Wheatlea Industrial Estate is located off the A49 approximately 2.5 miles to the south west of Wigan Town Centre and 0.5 miles to Junction 25 of the M6 motorway.

Wigan is an established commercial centre located on the North Western fringe of the Greater Manchester conurbation. The town is 19 miles north west of Manchester City Centre, 15 miles south of Preston and 14 miles north of Warrington.

The property is situated within a mixed use area with nearby occupiers including a Sainsbury's Supermarket, petrol filling station, McDonalds, Homebase and a large Asda distribution unit and supermarket nearby.





TERMS

The premises are available on a leasehold basis. Terms to be agreed.

RATEABLE VALUE

Interested parties are requested to contact the local authority.

LEGAL COSTS

Each party to be responsible for their own costs in relation to any transaction.

EPC

An energy performance certificate will be available on request.

VAT

VAT will be payable at the prevailing rate.

ANTI-MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute. A request for information for identity verification purposes will be sent to the proposed tenant/purchaser once terms have been agreed.

VIEWINGS

For further information please contact:

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