

Leigh Trading Estate, Norweb Way, Leigh, Greater  
Manchester, WN7 3BD

**B8**

0161 375 6000  
[www.b8re.com](http://www.b8re.com)

**TO LET**

**SECURE INDUSTRIAL OPEN STORAGE SITE**



**0.3 Acres**

## LOCATION

The unit is situated on Leigh Trading Estate, which is just a mile away from the A580 East Lancashire Road.

Junction 23 of the M6 motorway is just 7 miles to the west of the unit, with Manchester city centre just 12 miles to the east.

## ACCOMODATION

The site consists of the following specifications:

- Secure gated site with 24/7 access
- Power is available on the site
- Part concrete and part tarmac surface



## LEASE TERMS

The unit is available by way of a new FRI lease on terms to be agreed.

## LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

## 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.

## CONTACT

For further information / viewings please contact:

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