

Industrial

For Sale / To Let

3,100 - 21,850 SQ.FT (288 - 2,030 sq m)

**Brand New
Industrial / Warehouse Units**



- 7m eaves height
- 25m x 12m units
- 28m x 90m front yard area

**Cinnamon Brow Business Park
Makerfield Way, Wigan**

Developed by:



0151 292 2222
www.unitsuk.com

**LITTLER
& ASSOCIATES**

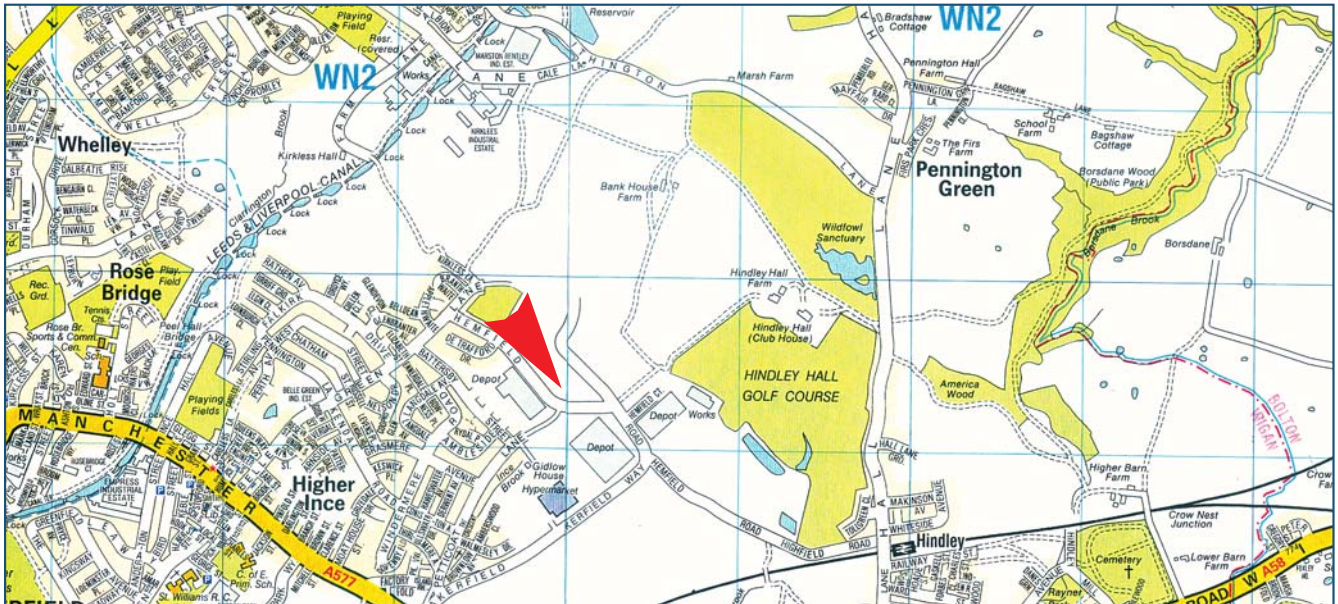
0161 237 1873

www.littlerandassociates.co.uk

1st Floor, 57 Princess Street, Manchester M2 4EQ

t: 0161 237 1873 f: 0161 238 8697 e: enquiries@littlerandassociates.co.uk

Industrial



Location

The premises are located just north of the A577, approximately 1.5 miles east of Wigan town centre, on the northern edge of Ince-in-Makerfield. The A577 to the east joins the A579, which in turn via the A6, joins the M61 at Junctions 4 & 5. To the west of the property via the A49, Junction 25 of the M6 Motorway can be accessed.

Description

Cinnamon Brow comprises a brand new development of industrial / distribution units. Set out in a terrace formation, with ample yard/ parking areas, the development will provide a range of units from 3,100 - 21,850 sq ft (288m² - 2,030 m²) and will benefit from the following features;

- 7m eaves height
- Steel portal frame construction
- Electronically operated drive in loading doors
- Integral offices
- Floor loading of ...
- Three phase electricity

Accommodation

(Approximately)

	SQ. FT	(sq. m)
Unit 1	3,100	288
Unit 2	3,100	288
Unit 3	3,100	288
Unit 4	3,100	288
Unit 5	3,100	288
Unit 6	3,100	288
Unit 7	3,100	288

Total 21,850 2,030

Units can combine to meet a tenants specific requirements.

Terms

The premises are offered To Let by way of a new Full Repairing and Insuring Lease for a term of years to be agreed or alternatively For Sale, Freehold.

Rent (Price)

On application.

Vat

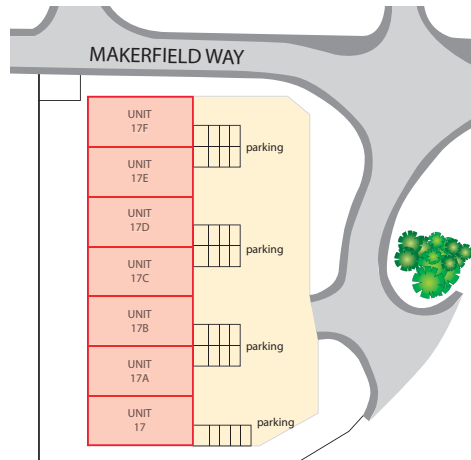
Rental/prices will be subject to VAT.

Legal Costs

Each party shall be responsible for their own legal costs incurred in this transaction.

Viewing

By arrangements with the sole agent, Littler & Associates, tel: 0161 237 1873.



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