

Industrial

PHASE II

For Sale (freehold) / To Let

1,292 - 15,071 sq ft (120 - 1,400 sq m)

Brand New Industrial / Warehouse Units



- 6m eaves height
- 20m x 10m units
- Large parking / Yard at front

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

Developed by:



0151 292 2222

www.unitsuk.com

**LITTLER
& ASSOCIATES**

01942 252803

www.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. The proposed A5225 will be accessed 1.5 miles to the south of the premises.

Description

Cinnamon Brow comprises of a new development of industrial/distribution units. Phase one has been fully sold/let and phase two is under construction, the first units will be released in September 2008.

Phase II comprises two terraces of 6/7 units and two semidetached units set around a large central courtyard with ample parking and an articulated vehicle turning area.

The development will provide a range of units from 1,292 - 15,071 sqft (120 - 1400 sqm) and will benefit from the following features.

- 6m eaves height
- Steel portal frame construction
- Electrically operated drive through roller access doors
- Integral offices
- Large parking area/Yard
- Three phase electricity
- Substantial power supply available to suit an occupiers requirement
- All utilities connected

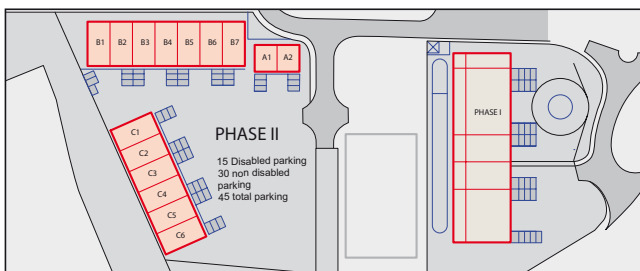
Accommodation

(Approximately)

PHASE II

	SQ. FT	(sq. m)
A1	1,292	120
A2	1,292	120
TOTAL	2,584	240
B1	2,153	200
B2	2,153	200
B3	2,153	200
B4	2,153	200
B5	2,153	200
B6	2,153	200
B7	2,153	200
TOTAL	15,071	1,400
C1	2,153	200
C2	2,153	200
C3	2,153	200
C4	2,153	200
C5	2,153	200
C6	2,153	200
TOTAL	12,918	1,200

Units can combine to meet a tenants specific requirements. Phase I now fully let/sold.



Terms

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

Price/ Rent

On application

VAT

Sale price and rentals 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: 01942 252 803

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