



TO LET

**Golborne Enterprise Park,
Kid Glove Road, Golborne, WA3 3DP**



Business/Warehouse Units & Office Suites Available

- **Excellent Location.**
- **Close to M6**
- **Close to local amenities**
- **3 Phase electricity to all units**
- **On site parking**
- **Roller shutter access**
- **Early access (subject to status)**

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Commercial Property
Advisers and Agents

**Golborne Enterprise Park,
Kid Glove Road, Golborne,
WA3 3DP**



LOCATION

Golborne Enterprise Park is ideally located on Kid Glove Road off the A573 Warrington Road. The estate benefits from excellent transport links close to the East Lancashire Road which provides direct access to Junction 23 of the M6. The estate is situated close to Warrington and Wigan which are approximately seven miles and six miles away respectively.

The A580 provides direct access through to Salford and Manchester city centre to the east and Liverpool to the West.

Nearby amenities include a Lidl Supermarket and McDonald's Restaurant amongst others. The estate is also in three miles of Haydock Park racecourse.

DESCRIPTION

The premises comprise modern industrial/business units, having a WC facilities and a three-phase electricity supply. All units have roller shutter or full height folding shutter door access. Elevations are of brick and internal facing blockwork with an insulated tiled roof above. There is dedicated parking.

At the front of the estate is Phoenix House, a modern two-storey office building which provides self contained modern office suites.

RENTS & AVAILABILITY

See table below.

RATEABLE VALUE

Further information is available from the agents.

SERVICE CHARGE

There is a service charge payable for the upkeep of the estate, further information is available on request.



INDUSTRIAL ACCOMMODATION

Measured on a gross internal basis the units provide the following areas.

Unit No.	Sq Ft	Sq M	Rent PCM	S/Charge PCM	Ins PCM
8	1,500	139.35	£1,200.00	£177.90	£75.95
19	750	69.7	£625.00	£88.77	£37.97
20	750	69.7	£625.00	£88.77	£37.97

OFFICE ACCOMMODATION

Measured on a net internal basis the units provide the following areas.

Suite	Sq Ft	Sq M	Status	Rent PCM
7	635	59	Available	£529.16

TERMS OF DISPOSAL

The units are available to rent on leases drawn on a full repairing and insuring basis for a minimum of three years. A security deposit equivalent to three months rent will be required.

EPC

Available upon request.

VAT

All prices will be liable to VAT at the prevailing rate.

VIEWING

Via the sole agents TFC on 0161 234 0777