



# Enterprise Court

Seamans Way / Manchester Road / Ince-In-Makerfield / Wigan / WN2 2LE



## UNIT A3 TO LET

**MODERN INDUSTRIAL / WAREHOUSE UNIT**

**2,691 SQ FT (249.6 SQ M)**

CCTV SECURE SITE



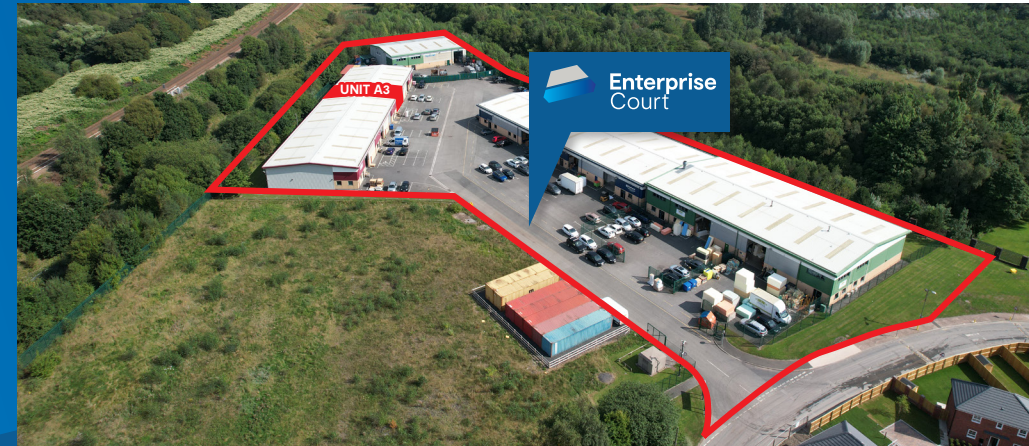
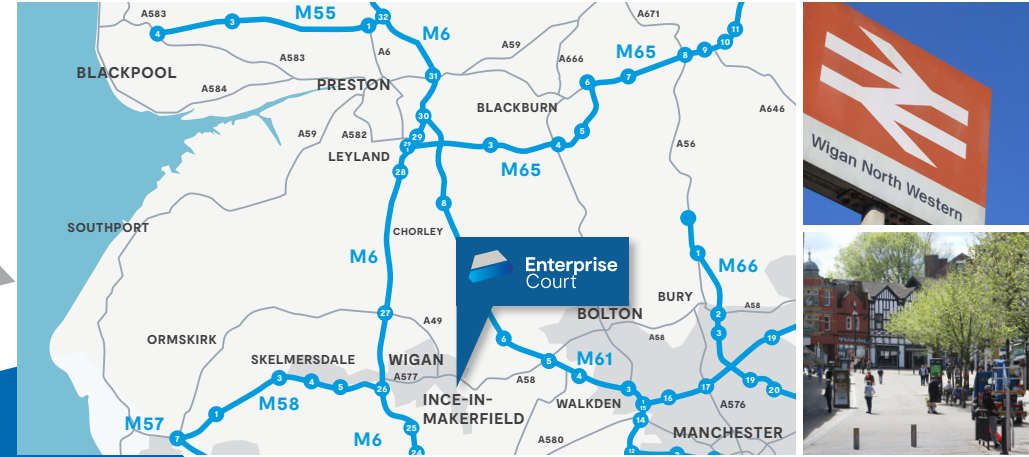
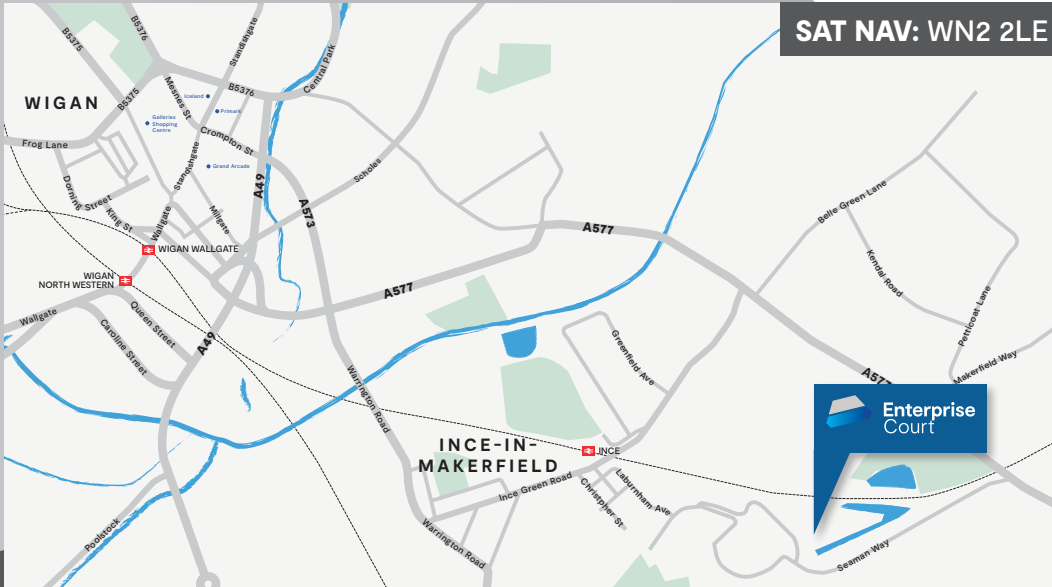
FLEXIBLE TERMS



QUALITY ACCOMMODATION



SAT NAV: WN2 2LE



## Location

Situated 1.5 miles east of Wigan town centre, on the northern edge of Ince-in-Makerfield, Unit A3 Enterprise Court is 4.5 miles from Junction 26 of the M6 and 6 miles from Junction 5 of the M61.

Situated on the established Enterprise Court, Wigan, access to the site is via Seaman's Way, which is directly off the A577 Manchester Road.

## Description

Enterprise Court comprises a modern development of industrial / distribution units. The development provides a range of units and benefits from the following features;

- 6m eaves height
- Steel portal frame construction
- Electronically operated drive in loading doors
- Floor loading of 37KN/m2
- Three phase electricity
- Ample on site parking

## Accommodation

UNIT	SQ FT	SQ M
A3	2,691	249.6

## 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.

## Price / Rental

On application.

## Legal Costs

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

## EPC

An Energy Performance Certificate can be provided on request.

## Further Information

Please contact the joint letting agents for further information and viewing arrangements.



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