

**GOLBORNE ENTERPRISE
PARK**
INDUSTRIAL UNIT TO LET
750 SQ FT
GOOD TRANSPORT LINKS
TO LET

TERMS**LEASE**

The unit is available on a full repairing and insuring lease for a minimum of 3 years.

SERVICE CHARGE

A service charge is levied per unit to cover the cost of the maintenance of the estate, further details can be provided to interested parties.

LEGALS

Each party will bear their own legal costs.

Location

Golborne Enterprise Park is situated on Kidglove road, directly off the A573 (high street). Golborne is approximately 9 miles south of Wigan.

The location offers excellent transport access to junction 23 of the m6 via the a580 east Lancashire road and the neighbouring cities of Liverpool and Manchester, as well as the wider UK motorway network.

The estate comprises a terrace of 21 single storey storage/workshop units and a standalone office building (Phoenix House) which offers a range of self-contained suites.

Accommodation Available

Unit 5 - 750 sq ft of workshop space. Available from 1st of June 2021 at a rent of £5437.50 per annum exclusive.

Business Rates

Interested parties should make their own enquiries from the Wigan council business rates department prior to making an offer.

EPC

Certificate available on request.

**Accommodation**

Unit 5

SIZE: 750 sq ft (69.68 sq m)

RENT: £5437.50 pa (£7.25 psf)



Christopher Stevenson
Tel : 0113 235 1362
E: Christopher@awsltd.co.uk

GET IN TOUCH

