

# Light industrial to let

**AWS**

CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS



- Strong Communication links to Manchester and the South via M6 motorway.
- Gated compound
- Onsite parking

[WWW.AWSLTD.CO.UK](http://WWW.AWSLTD.CO.UK)

Tel 0113 235 1362

## **DESCRIPTION**

Golborne Enterprise Park is situated on Kid Glove 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 13 - 1500 sq ft (139.35 sq m).

The unit is currently separated into loading area and showroom, the unit can be stripped back to a shell on request.

## **LEASE TERMS**

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

## **RENT**

£9,900 PAX

## **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.

## **BUSINESS RATES**

Interested parties should make their own enquiries from the Wigan Council Business Rates department prior to making an offer.

## **ENERGY PERFORMANCE**

A copy of the Energy Performance Certificate for the unit is attached to this brochure.

A full copy of the current Energy Performance Certificates and Recommendation Report is available on request.

## **BUSINESS RATES**

Interested parties should make their own independent enquiries with the Leeds City Council Business Rates Department prior to making an offer.



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#### CONTACT US

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