



**Unit 6 The Leopold Centre, Smethurst Lane,
Pemberton, Wigan, WN5 8EG**

8,625 SQ FT

- Industrial/warehouse unit
- Warehouse Lighting
- One Level Access Loading Door
- Freehold Opportunity
- Immediate access to J26 of M6 Motorway & M58 Motorway

01925 320520

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LOCATION

The unit is situated in very close proximity to Junction 26 of the M6 motorway and the M58.

The estate comprises a small multi occupied site made up of several industrial units.

FLOOR AREAS

The unit extends to a gross internal area of 8,625 sq ft.

TERMS

The property is available for sale and is held freehold.

Further details are available upon request.

ENERGY PERFORMANCE CERTIFICATE

An EPC certificate can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction

VIEWINGS

For further information please contact:

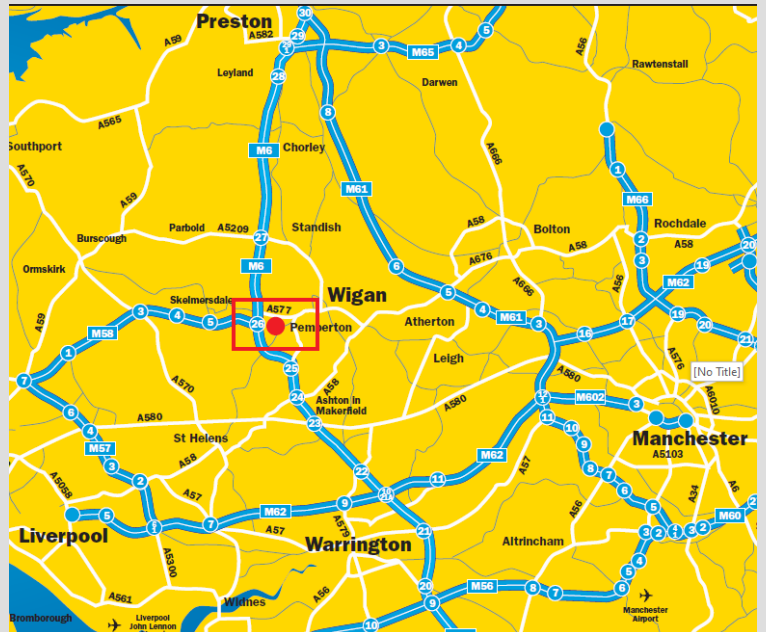
Attention: Anthony Mellor

Email: Anthony@b8re.com

Tel: 01925 320 520



Please note photography is from March 2014



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