

## **YARD 35 KIRKLESS INDUSTRIAL ESTATE, CALE LANE, NEW SPRINGS, WIGAN, WN2 1HF**



**0.342 Acres (0.139)**

- **OPEN STORAGE SITE**
- **WITHIN SECURE ESTATE**
- **AVAILABLE SPRING 2024**



## LOCATION

The premises are situated within the long established Kirkless Industrial Estate, off Cale Lane, Wigan.

## DESCRIPTION

Part hardcore site with double gates, available spring 2024.

## ACCOMMODATION

	Acres	Hectares
<b>Total Area</b>	<b>0.342</b>	<b>0.139</b>

(Measurements to be confirmed)

## SERVICES RESPONSIBILITY

It is the prospective tenants responsibility to verify all services and systems are in working order and are of adequate capacity and suitable for their purpose.

## LEGAL FEES

Each party to be responsible for their own legal fees.

## RENT

£16,800 pax

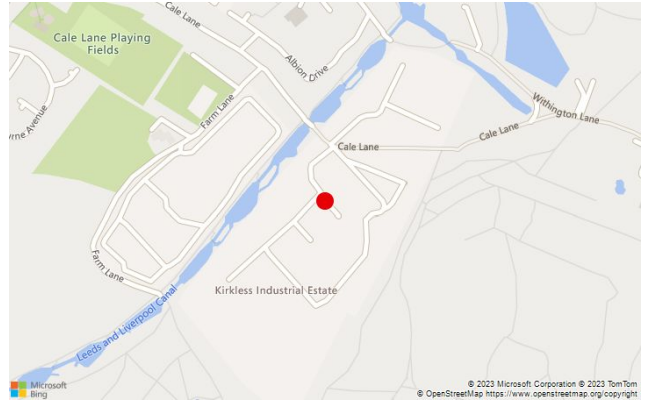
## SERVICE CHARGE

A service charge is levied to cover maintenance of common areas.

## VIEWING

Strictly by appointment with the sole agents.  
Nolan Redshaw

Contact: Paul Nolan  
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## ANTI-MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



 **0161 763 0828**



0.342 acres

0.139 ha