

UNIT 6C, KIRKLESS INDUSTRIAL ESTATE, CALE LANE, NEW SPRINGS, WIGAN, WN2 1HF



8,689 Sq Ft (827.26 Sq M)

- **HIGH BAY FORMER ENGINEERING WORKS**
- **FLEXIBLE LEASE**
- **CRANE RAIL**



LOCATION

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

DESCRIPTION

Unit 6C, comprises of a high bay former engineering shed with a timber trussed roof, which is clad in asbestos cement sheets, together with Georgian Wired glass roof lights. There are cast iron stanchions and a crane rail (under crane 6.37m). The walls are a mixture of brick and block and profile steel.

Externally there is a small yard to the front of the premises with access via a roller shutter door 3.29 m (w) / 4.11m (h), there is a small office and W.C.

ACCOMMODATION

	Sq. Ft.	Sq. M.
Total Area	8,689	807.29

(Measurements to be confirmed)

SERVICES

We believe all main services are installed, with the exception of gas. The electrical supply would appear to be single phase. There is a 10 tonne crane on site, which is likely to be obsolete.

SERVICES RESPONSIBILITY

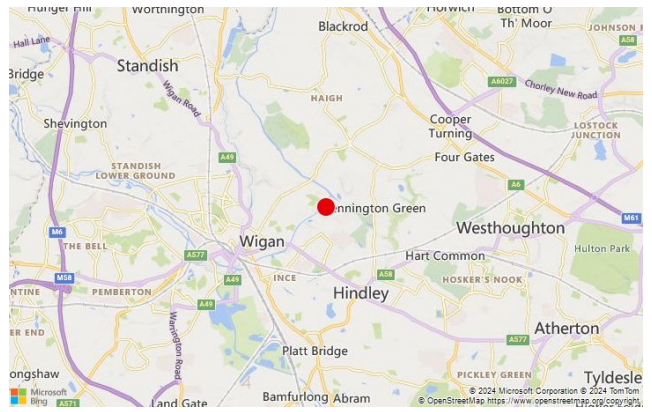
It is the prospective tenants responsibility to verify all services and systems are in working order and are of adequate capacity and suitable for their purpose.

RENTAL

£26,000 per annum.

SERVICE CHARGE

A service charge is levied to cover maintenance of common areas and security on the estate.



LEASE TERMS

The premises are available by way of a new lease for a term to be negotiated.

LEGAL FEES

Each party to be responsible for their own legal fees.

RATES

Please contact Wigan MBC.

VAT

Rents and prices where quoted, are exclusive of, but may be liable to VAT at the prevailing rate.

VIEWING

Strictly by appointment with the sole agents.
Nolan Redshaw

Contact: Paul Nolan
Tel: 0161 763 0822
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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.



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