

# Empress Industrial Estate

Anderton Street, Ince in-Makerfield  
Wigan  
WN2 2BG



## INDUSTRIAL UNITS TO LET

Various Sizes Available

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Unit	Area (sq.ft.)	Area (sq.m)	Rent	Period
Unit 9	1,300.00	120.77	£750.00	Monthly
Unit 22	5,423.00	503.81	£1,450.00	Monthly



### Property Highlights

- Light Industrial Units
- Busy Industrial Estate
- VAT at Prevailing Rate

### Description

Industrial units available to let on a very busy and popular Empress Industrial Estate.

Current availability:

- Rent: From £750 pcm
- Size: From 1136 sqft (approx)
- VAT: At the prevailing rate of 20%
- Service Charge and Building Insurance: 15%

Please note no car/vehicle trades will be considered.

### Location

Empress Industrial Estate is a medium sized industrial estate set within 2 miles of Wigan Town Centre with easy transport access to M6 and M62, plus the Greater Manchester Network of Bolton, Leigh, Atherton and Hindley. Each unit has parking.

### Layout

