



TO LET

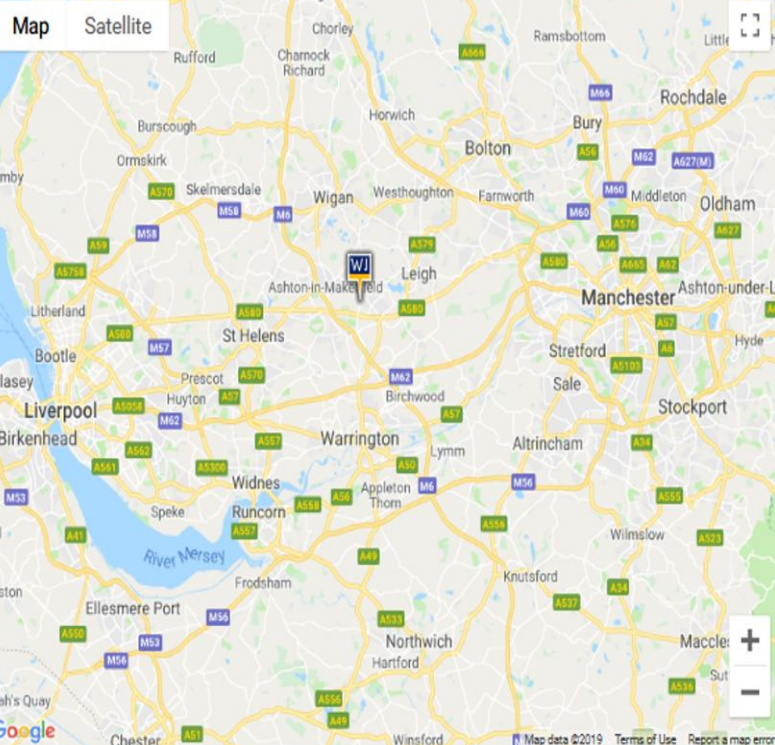
GOLBORNE ENTERPRISE PARK

KIDGLOVE ROAD, GOLBORNE, WIGAN, WA3 3GR



- Excellent Location
- Close to A580 and M6 (J23)
- Good Nearby Amenities
- Secure Site with CCTV
- Modern Flexible Space
- On Site Car Parking

BUSINESS UNITS
1,000-5,384 SQ FT (92-500 SQ M)



TRAVEL DISTANCE

Location	Miles	Mins	Mode
A580	0.7	2	Drive
J23, M6	2.4	5	Drive
Wigan	6	21	Drive
Warrington	7	22	Drive
Manchester	17	30	Drive

Source: theAA.com

GOLBORNE ENTERPRISE PARK

KIDGLOVE ROAD, GOLBORNE, WIGAN



DESCRIPTION

Golborne Enterprise Park comprises a modern mixed use estate. The rear of the site offers self contained business units in a court yard setting from 1,000 sq ft up to 5,384 sq ft. suitable for a variety of uses.

SPECIFICATION

- Brick construction surmounted by pitched clay tiled roofs
- Glazed access doors to the front elevation
- Carpets
- Suspended ceilings incorporating LED Lighting (not available in all units)
- Toilet / Kitchen facilities and electric storage heaters

EPC

The EPC ratings on the available units range from B46 - E119. Copies of individual EPC's are available on request.

LOCATION

Golborne Enterprise Park is ideally located on Kidglove Road, off the A573 (Warrington Road). The estate benefits from excellent transport links, close to the East Lancashire Road, which provides direct access to J23 of the M6. The estate is situated close to Warrington and Wigan, which are approximately 7 and 6 miles away respectively. The A580 provides direct access through to Salford and Manchester City Centre to the East and Liverpool to the West

Nearby amenities include Lidl Supermarket and a McDonalds Restaurant amongst others. The estate is also within 3 miles of Haydock Park Racecourse.

TERMS

There are a range of flexible leasing options available. For more details please contact us.

VIEWING / FURTHER INFO

For further details and current availability or to arrange a viewing please contact us on 01257 238666



Whittle Jones - Lynton House, Ackhurst Business Park, Foxhole Road, Chorley PR7 1NY

MISREPRESENTATION ACT: Whittle Jones and their joint agents (if applicable) on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessees shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by Whittle Jones or their joint agents (if applicable) has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Whittle Jones. November 2019. Designed and produced by Creativeworld Tel: 01282 858200.

Properties available in over 200 locations throughout England & Scotland