

TO LET

UNIT 7 GIBSON SQUARE

TALBOT STREET

GOLBORNE

WA3 3NN



870 SQFT

BRICK BUILT INDUSTRIAL UNIT WITH OFFICES

Location

The premises are situated in a predominately residential location close to Golborne town Centre, with good access to the M6 motorway. Junction 23 is approximately 3 miles away which in turn links to the M56 and M62. Manchester and Liverpool city centre are both within a half hour drive from the property.

Description

A brick -built workshop unit arrange on ground floor, under a pitched slated roof. The unit will have a three- phase electricity supply, two offices, kitchen and WC facilities.

The units form part of small industrial development and which is securely gated



Lease term

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

Rent

£620 per month exclusive – the tenant will be responsible for any business rates attached to the property.

Services

Electricity and water are connected to the property

Legal costs

Each party to bear their own costs

Viewing

Please call Jane Marshall on 01925 205060/07801 373974 for an appointment to view