

For Sale/To Let

DETACHED TWO STOREY OFFICES

376.8 Sq m (4,056 Sq ft)

Can be split into units from 92.9 Sq m (1,000 Sq ft)



Kestrel House, Atherton

- Rent from **£4.99 per sq ft (STC)**
- 1st floor fitted out to a high standard
- Extensive car parking available
- Passenger lift/DDA compliant
- Close to Junctions 4 & 5 M61



Belvedere
12 Booth Street
Manchester
M2 4AW

savills.co.uk

0161 236 8644

savills

tfc

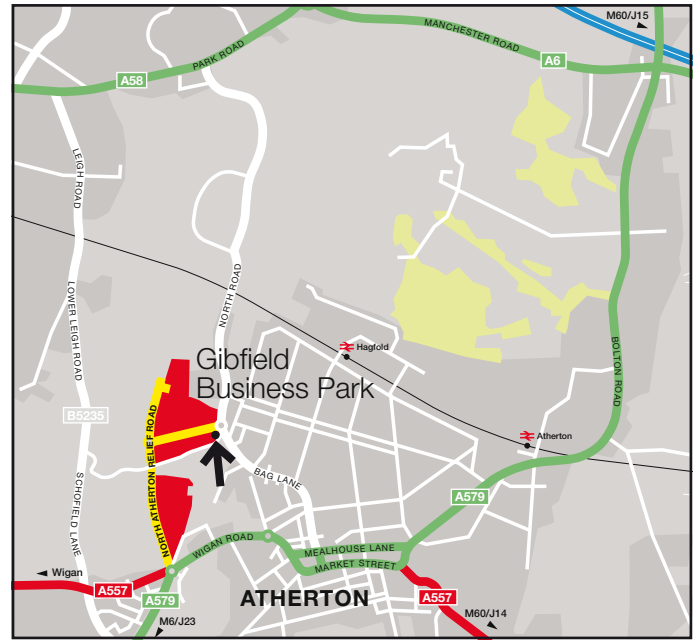
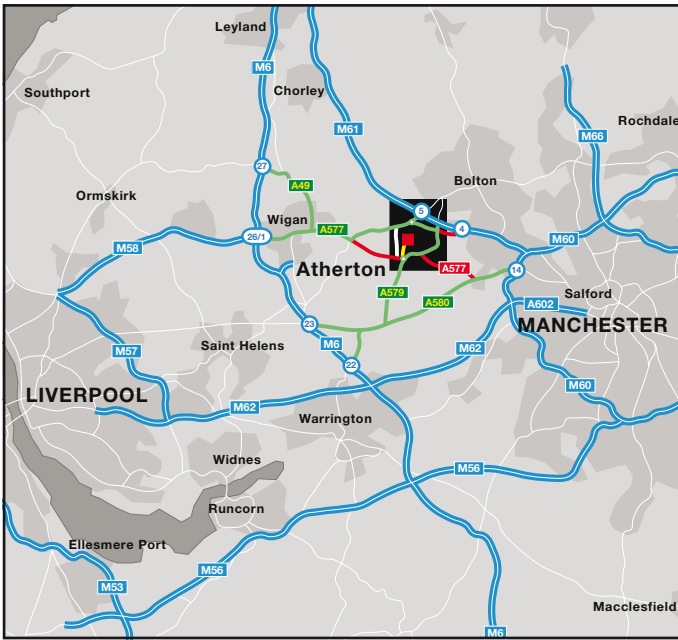
Commercial Property
Advisers and Agents

0161 234 0777
www.tfcproperty.com

**LITTLER
YOUNG**

01942 252803

www.littlerandassociates.co.uk



Location

Situated within the successful Gibfield Business Park and forming part of the Gibfield Park regeneration area.

J5 M61 is 3 miles to the North East and J23 of the M6 is 5 miles to the South West.

Wigan and Bolton town centres are within 6 miles of the property.

Description

The property comprises a newly constructed two storey brick built office building.

The 1st floor has been fitted out to a high standard with false ceilings, recessed lighting, power points and a kitchen area.

Car Parking

There is extensive car parking adjacent to the property.

Services

Services available include:

- Disabled, male and female toilets
- False recessed ceilings incorporating lighting
- Dado trunking with power points and telephone points
- Wall mounted heating
- Kitchen area
- 1st floor carpeted throughout

Schedule of Accommodation

AREA	SIZE - SQ M	SIZE - SQ FT
Ground Floor	188.4	2,028
First Floor	188.4	2,028
Total	376.8	4,056

Terms

The property is available for sale or to let. The accommodation is offered by way of a new full repairing and insuring lease on terms to be agreed.

Rental/Price

Upon application.

Rating Assessment

Not yet separately assessed.

VAT

VAT will be charged at the prevailing rate.

Viewing & Further Information

By contacting the joint agents Dean Young at Littler Young, Stuart Murray at Savills or Ben Fallows at TFC Property.

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**LONG PORT
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