



# ALBION BUSINESS PARK

189 Bag Lane,  
Atherton, M46 0LH



**NEW HYBRID OFFICE /  
WAREHOUSING SCHEME**

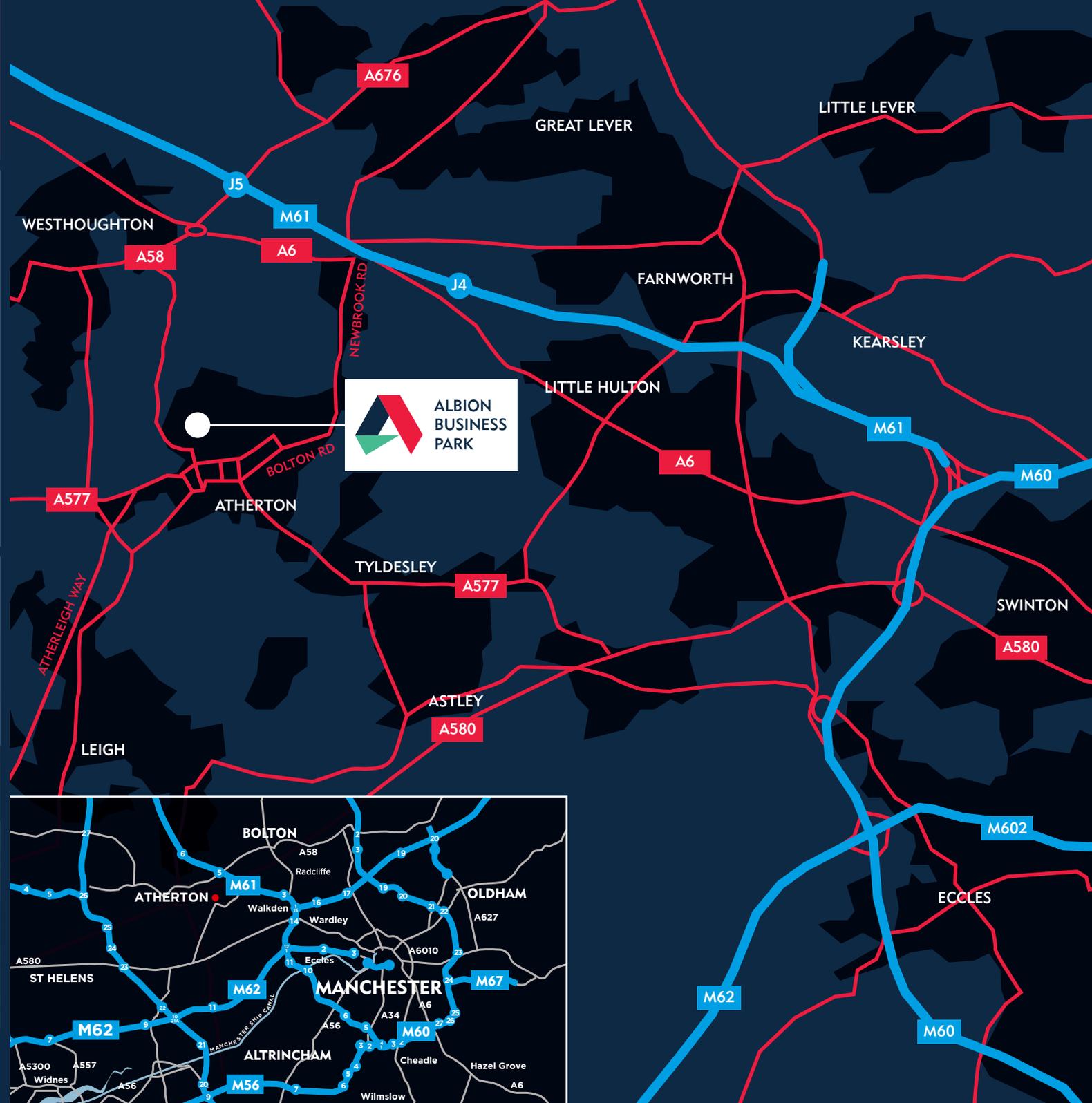
Ready for Occupation | 4 Units To Let | 1,500 - 6,000 sq ft

# LOCATION

Albion Business Park is a new self contained small industrial park set on Bag Lane between Atherton and Leigh, and is ideally situated for easy access to Wigan, Bolton, Warrington and Manchester.

Located off the A577 Bolton Road which links to Junctions 5 (2.5 miles) of the M61 Motorway.

**SAT NAV: M46 0LH**



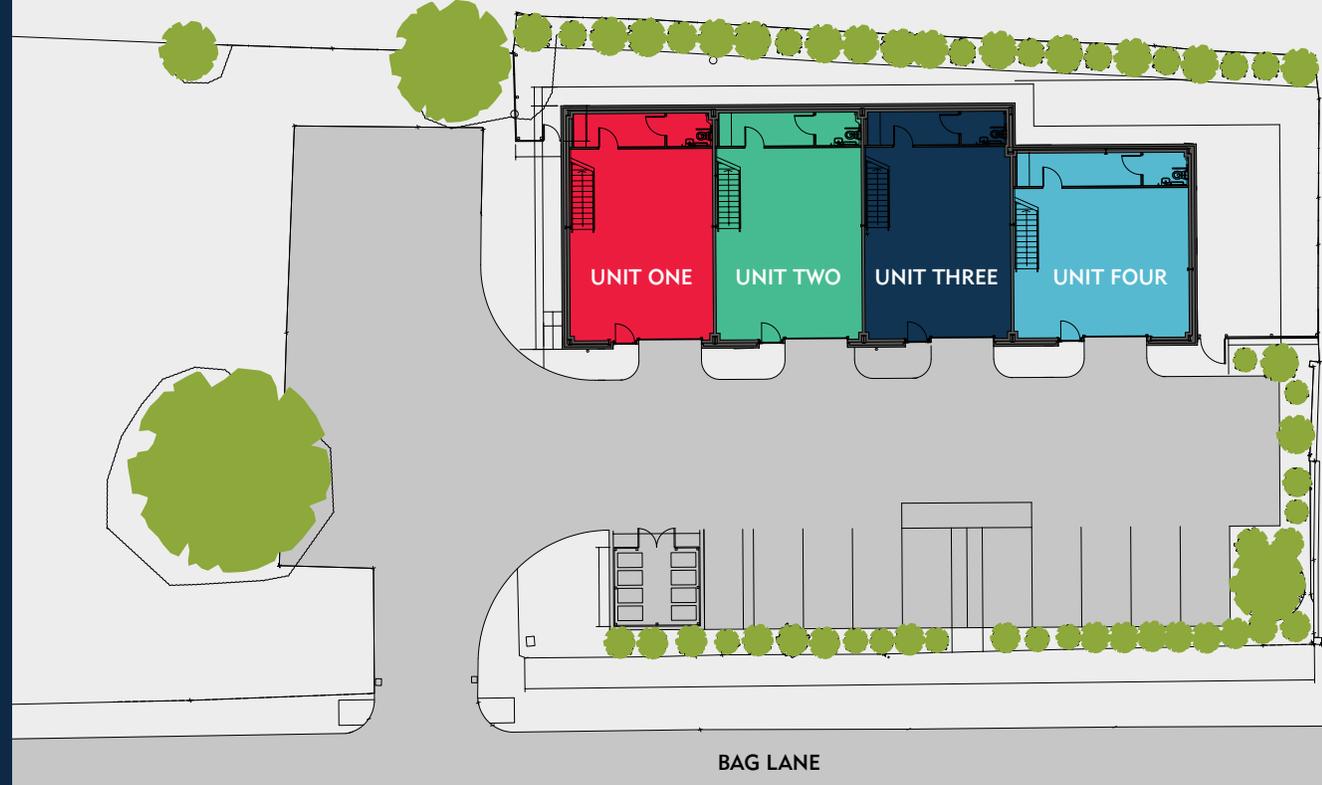
# DESCRIPTION/ ACCOMMODATION

Albion Business Park is a brand new development comprising of 4 newly constructed high specification Hybrid industrial units, each providing 1,500 sq. ft of accommodation over ground and mezzanine floor.

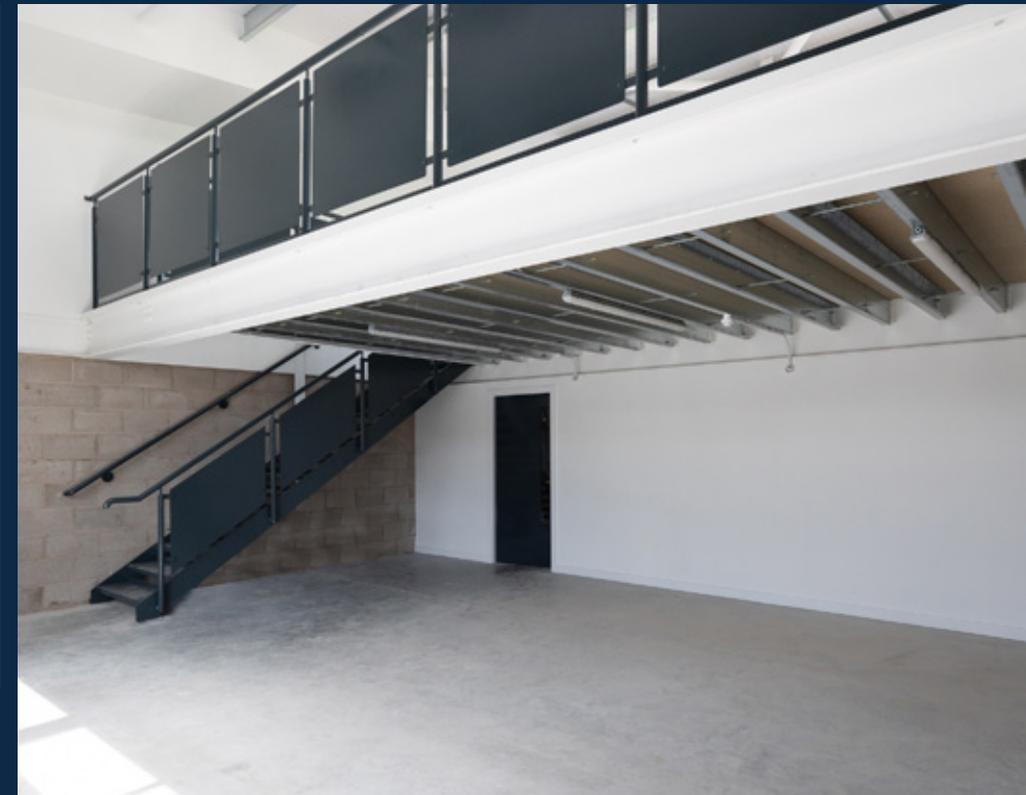
The units have an eaves height of 4.5 metres at the front of the unit and 6.5 metres to the rear and built to a very high specification, energy efficient, with good natural light and ready for immediate occupation.

## SPECIFICATION

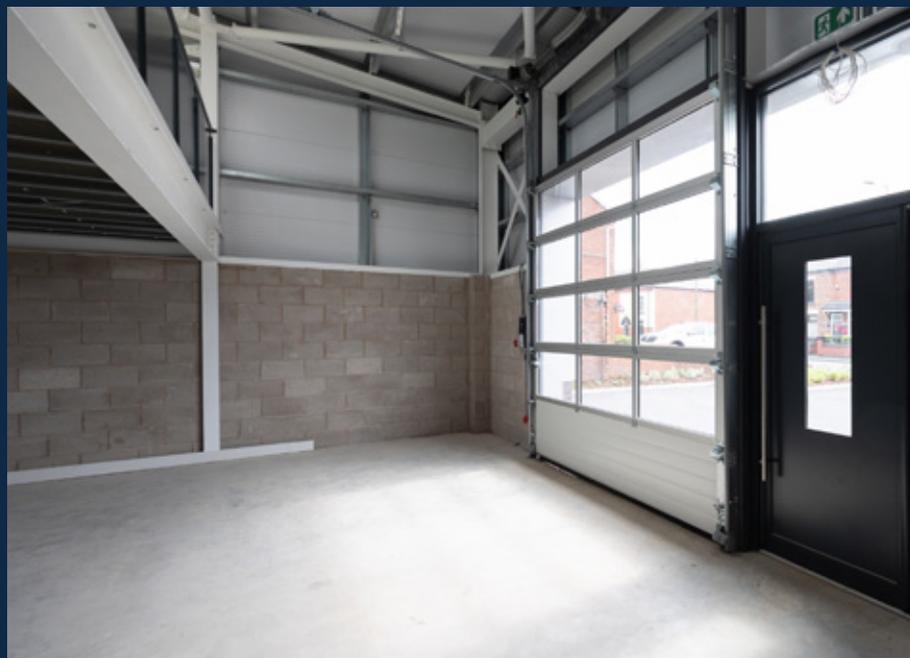
- Electric level access loading door
- Shared access yard (providing 10 parking spaces)
- Steel portal frame construction with open plan mezzanine (no columns)
- Power capacity 20 KVA / Unit
- Broadband connected
- WC's and kitchenette facilities
- Monitored CCTV security
- 4.5m eaves to front elevation
- Highly insulated construction materials
- Natural light at both levels
- LED lighting
- Fire alarm & Intruder alarm
- Soft landscaping to shared access yard area



UNIT	SQ FT	SQ M
ONE	1,500	139
TWO	1,500	139
THREE	1,500	139
FOUR	1,500	139



# GALLERY



# FURTHER INFORMATION

## PLANNING

Light Industrial / General Industrial uses E, B2, B8.

## TERMS

The units are available by way of a new Full repairing and insuring lease for a term of years to be agreed.

## BUSINESS RATES

Occupiers will be responsible for the Business Rates. We would recommend that interested parties make their own enquiries with the local authority.

## SERVICE CHARGE

A service charge/estate charge including insurance may be payable under the terms of the lease.

## EPC

An EPC certificate will be provided upon application.

## CONTACT

For more information, please contact the agent:



**John Fletcher**  
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