

Unit C3(1)



Description

A fantastic modern net zero carbon industrial unit comprising warehouse, office, kitchen, WC and mezzanine areas. The unit is currently undergoing a full refurbishment which includes a brand new office structure and the latest energy saving technology.

When entering the unit you are greeted by a spacious and well-lit reception area. The warehouse, office and WC facilities can be accessed directly from the reception. The office area is approx 325 sq ft and provides an ample modern working environment for four people as well as access to the kitchen area.

The warehouse is approx. 1,070 sq ft and has access to a mezzanine area above the office giving an additional 354 sq ft of light industrial storage space. The warehouse is a great open space with roof lights providing plenty of natural light and making it a bright and spacious area to work. The warehouse benefits from 5.6 m eaves and a newly installed electrically operated and insulated vehicular door (3.8m wide by 4.8m high).

This refurbishment forms part of Moss Industrial Estate's sustainable thinking approach to its properties and management of the estate and its continuing focus on working towards net zero carbon industrial units. This sees the use of new LED lighting in the offices and warehouse, an energy efficient boiler and heating system, the inclusion of an electric vehicle point on the front of the unit and the installation of photo voltaic cells on the roof providing the unit with solar power.

The unit will be available for occupation in October 2021

Size 1,758 sq ft

A modern net zero carbon industrial unit with office & mezzanine.

**Address:
Unit C3(1)
Centre Court
Moss Industrial Estate
Leigh
Lancashire
WN7 3PT**



Get in touch

Phone: +44 (0)1942 671 231

Email: info@georgemoss.co.uk



/ MossIndustrialEstate



/ MossIndustrialEstate



Location



Security



Business Community



Environment