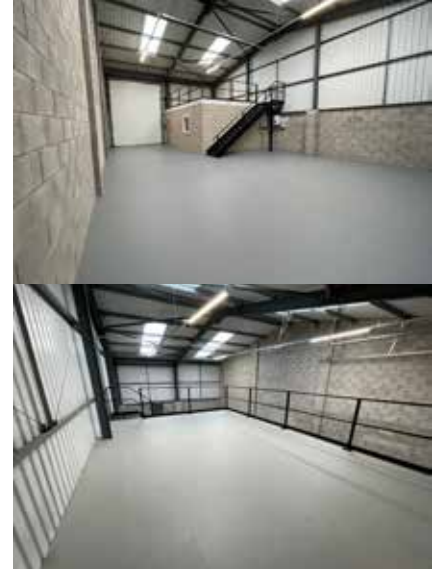


# Unit C5(1)



## Description

**A fantastic modern net zero carbon industrial unit comprising warehouse, office, kitchen, WC and mezzanine areas. The unit has undergone 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 from the reception. Continuing through into the office, this area provides an ample modern working environment for four people as well as access to the kitchen.

The warehouse has access to a mezzanine area above the office giving an additional 368 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 5.6m eaves and a newly installed, electrically operated and insulated vehicular door (3.6m x 4.8m).

The refurbishment forms part of Moss Industrial Estate's sustainable thinking approach to its properties and estate management style and continues its focus on working towards net zero carbon industrial units. This sees the use of new LED lighting in the offices and warehouse, and 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 is available for occupation in July 2022.

**Size 1,719 sq ft**

**A modern industrial unit with office & warehouse.**

**Address:  
Unit C5(1)  
Centre Court  
Moss Industrial Estate  
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WN7 3PT**



## Get in touch

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/ MossIndustrialEstate



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Location



Security



Business Community



Environment