

# Unit E3(2)



## Description

**E3(2) has great access into the large warehouse via two vehicular doors.**

Unit E3(2) is a 4,020 sq.ft. Industrial unit which has recently undergone a complete refurbishment. The unit is very close to the main entrance of Moss Industrial Estate and benefits from ample parking for staff and visitors via the large communal car park opposite the unit.

The unit has a reception area as you enter via the front door which is large enough to be an additional office if required. To the rear of the unit are the toilet and kitchen facilities. All brand new.

There is a large warehouse that is split into two areas. Both can be accessed externally via their own individual vehicular door which is accessed from the front of the building. Externally there is a small gated yard area.

The unit is of concrete portal frame construction with a modern clad insulated roof (installed in 2014), it has a concrete floor and 3 phase electrical supply.

**Size 3,763 sq ft**

**Spacious  
Warehouse with  
brand new offices**

**Address:  
E3(2)  
Walter Leigh Way  
Croft Court  
Moss Industrial Estate  
Leigh  
Lancashire  
WN7 3PT**



## Get in touch

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Location



Security



Business Community



Environment