



• **Re-development opportunity.**

**Description** A re-development opportunity comprising a warehouse along with adjoining two storey office accommodation suitable for a number of uses subject to any necessary planning consents. The site is approximately 3/4 of an acre.

**Situated** Off Hawthorne Road (A5090) within Orrell Mount Industrial Estate with good access to motorway links including M57 and M58.

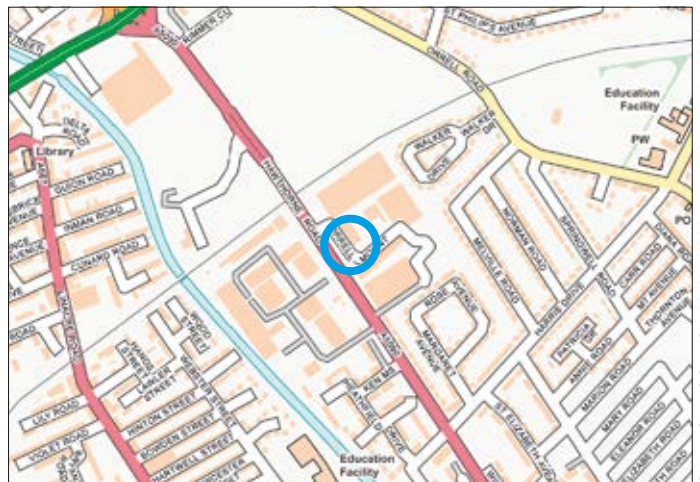


**Warehouse**  
 Approximately 2,341.4sq m (25,204sq ft)

**Ground & First Floor Office Space**  
 Approximately 381.1sq m (4,102sq ft)



**Note** The plot being sold is only the area outlined in red on the plan. All buyers are to make their own further enquiries.



Not to scale. For identification purposes only

