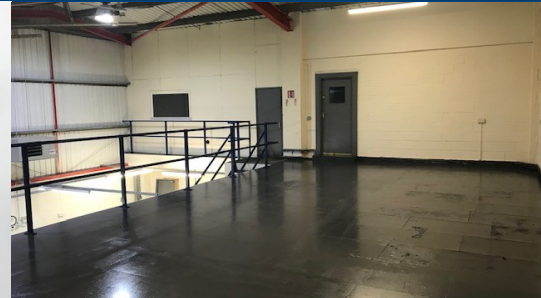


Unit A1 Redgate Road, South Lincs  
Industrial Estate, Ashton in Makerfield  
Wigan WN4 8DT

Warehouse with Offices & Mezzanine  
345.60 SQM (3,750 SQFT)

to let



£16,000 per annum

- Popular trading estate
- Car parking to front
- Secure site with large secure yard to rear
- Excellent connectivity to M6 motorway and A580 East Lancashire Road

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## Location

The subject property is situated fronting Redgate Road on the South Lancs Industrial Estate. The premises provides excellent communications to Ashton in Makerfield town centre being approximately 1/2 mile away and the intersection of the A580 and M6 motorway within approximately 1 mile. The unit is situated in a predominantly commercial location within a well known established estate.

## Description

This unit is a modern steel framed warehouse with offices. The unit is semi-detached with loading facilities to the warehouse via a yard at the rear, providing plentiful outside storage. The unit benefits from 5.6m eaves height, 3 phase supply, gas warm air blower heating, 1 manual and 1 electric roller shutter door, central heating and LED lighting to the offices, WC and kitchen facilities. There is space to the front and side of the premises providing car parking

## Services

We understand mains services are connected to the property to include mains water, drainage and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion

## Accommodation

The property benefits the following accommodation measured in accordance with RICS Code of Measuring Practice

	SQM	SQ FT
Ground Floor	212.00	2,282
FF Office	64.60	695
FF Mezzanine	69.00	743
TOTAL	345.60	3,720

## Rating

The property has the following entries in the 2017 Rating Assessments List. Interested parties should clarify these with the local authority as further concessions may also be available

	Rateable Value (2017)	Estimated Rates Payable
Office & Premises	£16,000	£7888.00 p.a.

## Tenure

The property is available by way of an effective full repairing and insuring lease at a term to be agreed. A deposit will be requested.

## Rental

£16,000 per annum.

## VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be charged at the prevailing rate. Your legal adviser should verify.

## Legal costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Lessors solicitors prior to the issue of any legal documentation

## EPC

The property has an Energy Performance Certificate, and has a rating of D-89 The Certificate and Recommendation Report can be made available on request.

## Enquiries & Viewings

Strictly by appointment with the agents

Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)

Tel: 01942 741800

## Subject to contract

Feb 2019

Ref: AG0423



### Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom the act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.