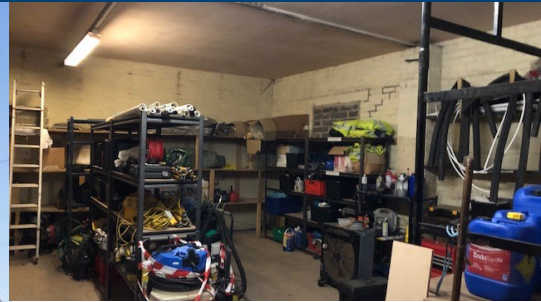


Harlor House, Grove Lane, Standish,
Wigan WN6 0DY

to let

Bespoke office facility with workshop/warehouse
annexe

364.54 SQM (3,917 SQFT)



£42,000 per annum

- Central village location
- Local amenities within close proximity
- Good number of onsite car parking spaces within secure site boundaries
- Well appointed offices
- Useful annexe providing workshop/warehouse accommodation

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REAL ESTATE ●●●●

Parkinson Real Estate 10 Beecham Court, Wigan. WN3 6PR

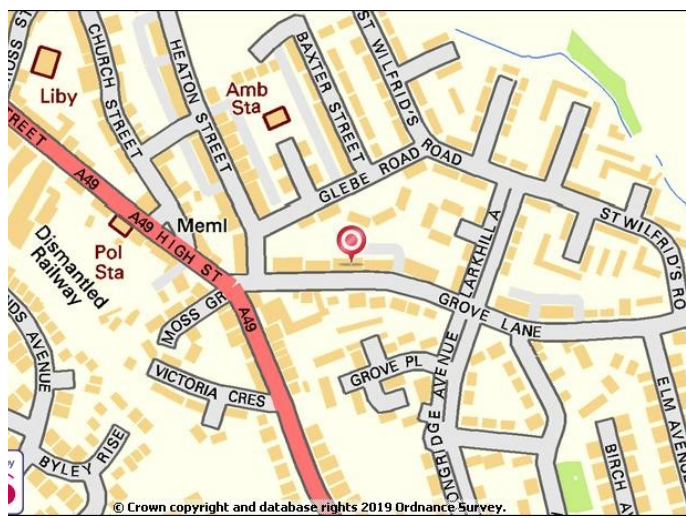


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Location

The subject premises are located some 200 yards from the centre of Standish. The property is accessed off Grove Lane, just 20 yards from the junction of High Street which is the main arterial route from Standish to Wigan town centre and is situated in a mixed use class area with some residential dwellings in close proximity with the immediate surrounding properties providing commercial uses including a funeral directors and warehouse/distribution business. Standish offers a variety of local amenities within walking distance including convenience stores, public houses, doctors, niche retailers, hot food takeaways and cafes.

Description

The subject comprises a predominately single storey bespoke built office facility which has the added benefit of an annexe comprising warehouse/workshop with loading bay. There is also some first floor office accommodation provided within the roof void space. The majority of the accommodation is for use as offices along with associated welfare facilities such as kitchen, WCs, storerooms and boardroom. In addition to the offices there is a loading bay area benefiting roller shutter access door off which is a workshop/warehouse facility. Externally there is parking for circa 13 vehicles within a walled and gated site.

Services

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

Accommodation

The property has been measured in accordance with RICS guidance and confirms the property extends to 375.43 sqm (4,041 sqft). The accommodation is split to provide the following:

	SQM	SQ FT
GF Reception, Male & Female WCs, kitchen, staffroom, storerooms, offices, boardroom, MD office, server room	238.29	2,565
GF Loading Bay, warehouse/workshop	90.01	969
FF Offices	47.12	507

Rating

The property has the following entries in the 2017 Rating Assessments List. Interested parties should clarify these with the local authority

	Rateable Value (2017)	Estimated Rates Payable
Office, Stores Shop & Premises	£36,500	£17,921.50 p.a.

Terms

The premises are available to let on a full repairing and insuring lease basis on terms to be agreed. A deposit will be requested.

Rental

£42,000 per annum exclusive

VAT

All figures are quoted exclusive of Value Added Taxation. The landlord has informed us that VAT is applicable on this transaction.

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

An Energy Performance Certificate will be provided in due course.

Enquiries & Viewings

Strictly by appointment with the agents
Email: info@parkinsonre.com
Tel: 01942 741800

Subject to contract

Nov 2019 Ref: AG0490

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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.

MONEY LAUNDERING REGULATIONS - Under Money Laundering Regulations we are obliged to verify the identity of any proposed purchaser once a sale has been agreed. This is a requirement under statute and therefore upon any offer being accepted a request will be made, to the purchaser for various personal information to assist in verify their ID.



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