

3 AND 3A PAGEFIELD INDUSTRIAL ESTATE, MIRY LANE, WIGAN, WN6 7LA



WAREHOUSE / MANUFACTURING UNIT

16,590 Sq Ft (1,541.21 Sq M)

- SELF CONTAINED UNIT ON A SECURE SITE
- SUITABLE FOR VARIOUS USES
- LARGE ELECTRICAL SUPPLY
- OVERHEAD CRANES UP TO 10 TONNES



LOCATION

Pagefield Industrial Estate is situated in a popular established industrial area close to the centre of Wigan adjacent to the DW Stadium. The premises are located on Miry Lane which is accessed via the main A49 Wallgate. Motorway access is provided via Junction 25 or Junction 26, M6 approximately 3 miles away.

DESCRIPTION

The property sits at the end of a terraced block of single storey industrial units. The unit is constructed in three bays, which are clad in slate, with North light style roof lights, supported by steel trusses. The unit is constructed of traditional brickwork and block brick elevations, finished with profile steel cladding externally.

Internally the unit benefits from three cranes fitted to each bay, with a load bearing capacity, ranging from 3.2 tonnes on the smaller bay, up to 10 tonnes on the larger bay. The unit also benefits from ground floor offices; w.c and kitchen. The first floor also benefits from a cafeteria area; offices and locker room. There are 5 roller shutter doors on opposing ends of the unit with excellent loading capabilities.

ACCOMMODATION

	Sq.ft	Sq.m
Unit 3	11,291	1,048.96
Unit 3A	5,299	492.29
Total Area	16,590	1,541.21

Gross Internal

SERVICES

We understand the property benefits from proximity to all main services. The power capacity should be confirmed by a prospective tenant. The cranes are available for inspection.

RENTAL

£55,500 pax, for the whole.
(may be subdivided).

SERVICE CHARGE

We believe that there is a service charge for maintenance of external common areas.



LEASE TERMS

The property is available by way of a full repairing and insuring lease, for a term to be agreed.

LEGAL FEES

Each party to be responsible for their own legal fees.

RATES

To Be Assessed

EPC

An Energy Performance Certificate can be provided on request.

VIEWING

By the sole agent:
NOLAN REDSHAW

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ANTI-MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



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