

Unit 7/8 Harvey Court, Harvey Lane,
Golborne, Warrington WA3 3RX

to let

Industrial premises

From 263.44 sqm (2,836 sqft) to 327.52 sqm (3,525 sqft)



£6.50 per sqft

- Popular commercial business estate
- In the heart of Golborne town centre
- Easy access to A580 East Lancashire Road and M6 motorway

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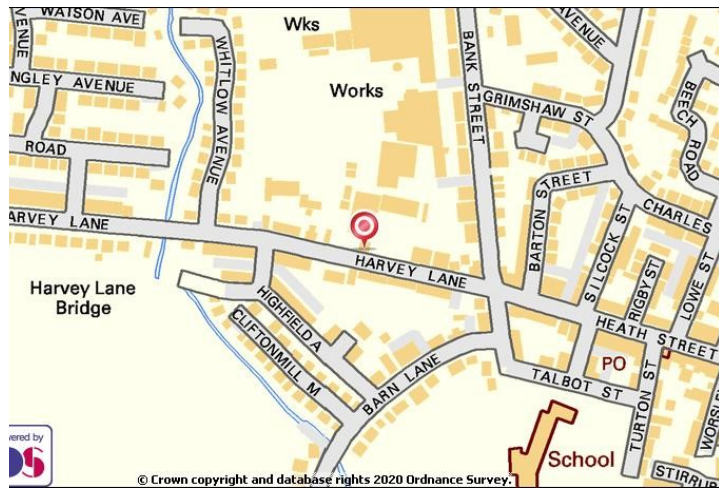
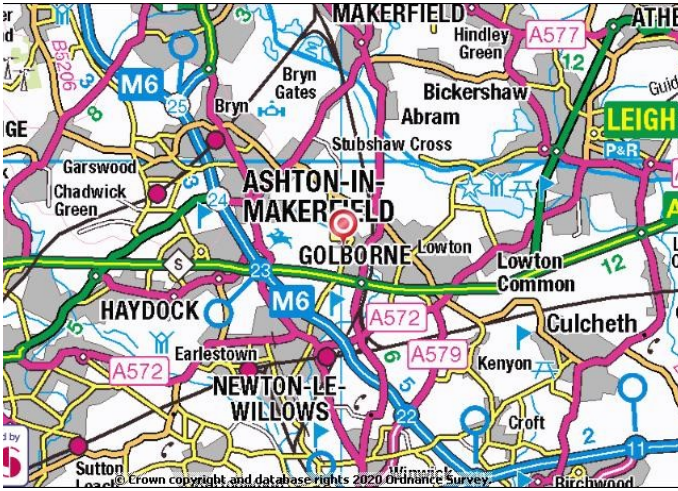
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Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

01942 741800

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Location

Harvey Court is situated at the end of Harvey Lane to the west of Golborne town centre. The immediate vicinity is primarily commercial in nature with residential beyond and Haydock Race Course. The units are within easy distance of the regions motorway network via the A580 East Lancashire Road leading to J23 of the M6 motorway to the west and to the M60/M61/M62 to the east.

Description

The available units comprise modern purpose built industrial facilities within a courtyard/terraced block of similar units. Units 7 & 8 sit adjacent to one another and an element of flexibility is provided via the positioning of the sub-dividing wall between the units hence the ability to provide a smaller of 263 sqm or a larger of 327 sqm. Both units benefit some office provision, male/female WCs and LED lighting. The units offer a minimum eaves height of 5m and benefit blockwork walls to approx. 2.5m with profile sheet cladding above and to the roof. Both units have the benefit of a service yard to the front for loading via up and over roller shutter doors. Unit 7 benefits a 5 tonne gantry crane. Unit 8 benefits high specification open plan offices to mezzanine level.

Services

We understand mains services are connected to the property to include mains water, drainage and electric.

Accommodation

Unit 7 327.52 sqm (3,525 sqft) to 392.24 sqm (4,222 sqft)
Unit 8 263.44 sqm (2,836 sqft) to 328.56 sqm (3,537 sqft)

A dividing wall between units 7 & 8 can be relocated hence the minimum and maximum sizes for each units as provided above. Therefore if a larger unit is required with good quality office content then the sub-dividing wall could be relocated to provide the larger overall size within the range provided for Unit 8. Whilst equally if someone need a smaller unit without offices but benefiting from a gantry crane the sub-dividing wall could be relocated to provide the smaller of the size range provided for Unit 7.

Rating

Given there is flexibility on the size the business rating assessment for each unit could change however as an estimate we recommend calculating the rateable value based on a rate of £47.75 per sqm overall.

Rental

£6.50 per sqft.

Terms

Either unit is available to rent on a full repairing and insuring lease basis at terms to be agreed. A deposit will be requested.

Planning

The units are suitable for business uses including light industrial, manufacturing and warehousing. Individuals should check with the local authority to ensure that their proposed use meets with the current planning consent for the premises

Legal costs

Each party to be responsible for their 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 release of any legal documentation

EPC

As the defined area to be leased is flexible and not yet agreed an Energy Performance Certificate has not yet been lodged and will only be lodged on terms being agreed for the specific sized unit. In the interim some guidance regarding the EPC rating may be provided to interested parties.

Enquiries & Viewings

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

Subject to contract

Aug 2020
Ref: AG0542

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Money Laundering

In accordance Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser upon a sale being agreed. Therefore the proposed purchaser to provide proof of identification and address and to confirm the source of funding

Subject to contract

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