

Unit B Redgate Road, Ashton in
Makerfield, Wigan WN4 8DT

to let

Industrial premises with offices
911.80 SQM (9,815 SQFT)



£49,950 per annum

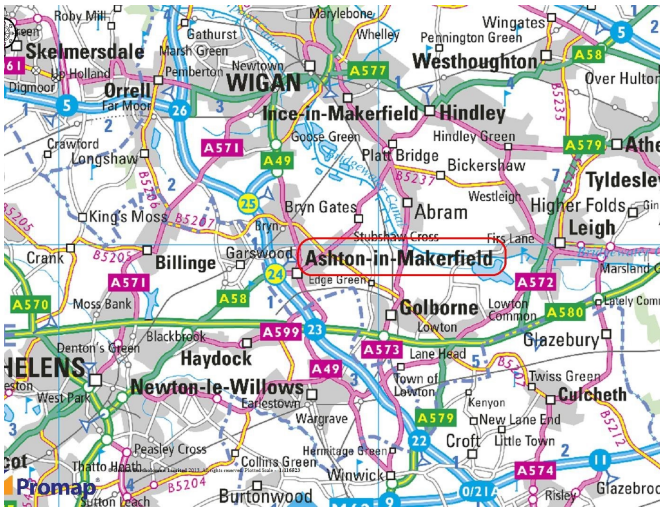
- Excellent access to M6 Motorway
- Self contained parking with surfaced secure yard area
- Offers both warehouse and office accommodation

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Location

The property is situated fronting Redgate Road within the South Lancs Industrial Estate. This popular industrial estate provides convenient access to the M6 motorway and is within easy driving distance of both Ashton and Wigan town centres.

Description

The property provides for a detached steel portal frame warehouse unit providing full height roller shutter access with surfaced and secure yard area. The warehouse provides overhead crane age with a maximum eaves height of 7m. The offices provide for a mixture of open plan an cellular space over two floors. The premises also benefit canteen and kitchen facilities together with male and female WCs on both floors. Parking is provided for approximately 18 vehicles.

Services

All mains services are connected to the property to include mains water, drainage, three phase electric and gas. Heating is provided by way of warm air blowers to the warehouse and gas central heating to the offices. Please note that neither service connection nor appliances have or will be tested prior to occupation

Accommodation

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

	SQM	SQ FT
GF - Reception , Warehouse, Offices, Canteen, WCs	736.50	7,928
FF - Offices, Stores, Kitchen, WCs	160.80	1,730

Rating

We have identified the following entry in the rating list in relation to the subject property. Interested parties should make their own enquiries with the local authority business rates department to confirm the rating liability for the property.

	Rateable Value (2017)	Estimated Rates Payable
Warehouse & Premises	£37,250	£18,250 p.a.

Tenure

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

Rental

£49,950 per annum exclusive

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 their own legal costs incurred in any transaction. However, a solicitors or abortive cost deposit will be required prior to the release of any legal documentation.

EPC

The property has an Energy Performance Certificate, and has a rating of C-65. The Certificate and Recommendation Report can be made available on request.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

Feb 2019

REF: AG0422

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.