

to let

Small Office Suites

Various Sizes Available



Crows Nest Business Park
Ashton Road
Billinge
Wigan
WN5 7XX

- Flexible Terms Available
- On-Site Parking
- 13.7 m² (147 ft²) - 20.9 m² (225 ft²)

MORGANWILLIAMS.com

01925 414909

Location

The property is situated in a pleasant rural setting, fronting Winstanley Road close to its junction with the A571.

Wigan Town Centre is located approximately 4 miles to the north east and the offices benefit from excellent transport links, with the M6/M58 interchange accessible 3 miles to the north.

Description

Crows Nest Business Park offers individual office suites on an all-inclusive rental/service charge basis, excluding telecoms and internet.

There is a reception facility to welcome visitors clients or staff and direct them to the relevant office suites.

There is an on-site car park and communal kitchen and WC facilities.

There is space on site for container storage if required by tenants, for an additional cost.

Accommodation

Suite 2	20.5 m ²	220 ft ²
Suite 19	20.9 m ²	225 ft ²
Suite 20	13.7 m ²	147 ft ²
Suite 21	13.7 m ²	148 ft ²
Suite 22	44.2 m ²	476 ft ²

Services

Mains electricity and water are available.

All service costs are covered under the rent.

Rates

Each suite qualifies for a Small Business Rate Relief, providing the occupying business is eligible, no Business Rates will be payable.

Tenants should make enquiries through the Local Authority to confirm eligibility.

E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.

Lease Terms

Available by way of a Licence to Occupy for a minimum term of 1 year.

Rental

Rent is payable quarterly in advance and includes electricity, gas, water and drainage usage, waste collection, external maintenance, communal maintenance and cleaning and cleaning of the office suites.

Suite 2: £4,380 per annum (£365 pcm) plus VAT.
 Suite 19: £4,680 per annum (£390 pcm) plus VAT.
 Suite 20: £3,300 per annum (£275 pcm) plus VAT.
 Suite 21: £3,300 per annum (£275 pcm) plus VAT.
 Suite 22: £6,600 per annum (£550 pcm) plus VAT.

A £200 deposit is to be paid by incoming Tenants and held by the Landlord for the period of occupation. The deposit will be returned to the Tenant upon vacating the premises subject, to all rental payments being up to date and the office suite being returned in the condition it was provided.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Joshua Morgan JSMorgan@morganwilliams.com

For details of other properties, our website address is

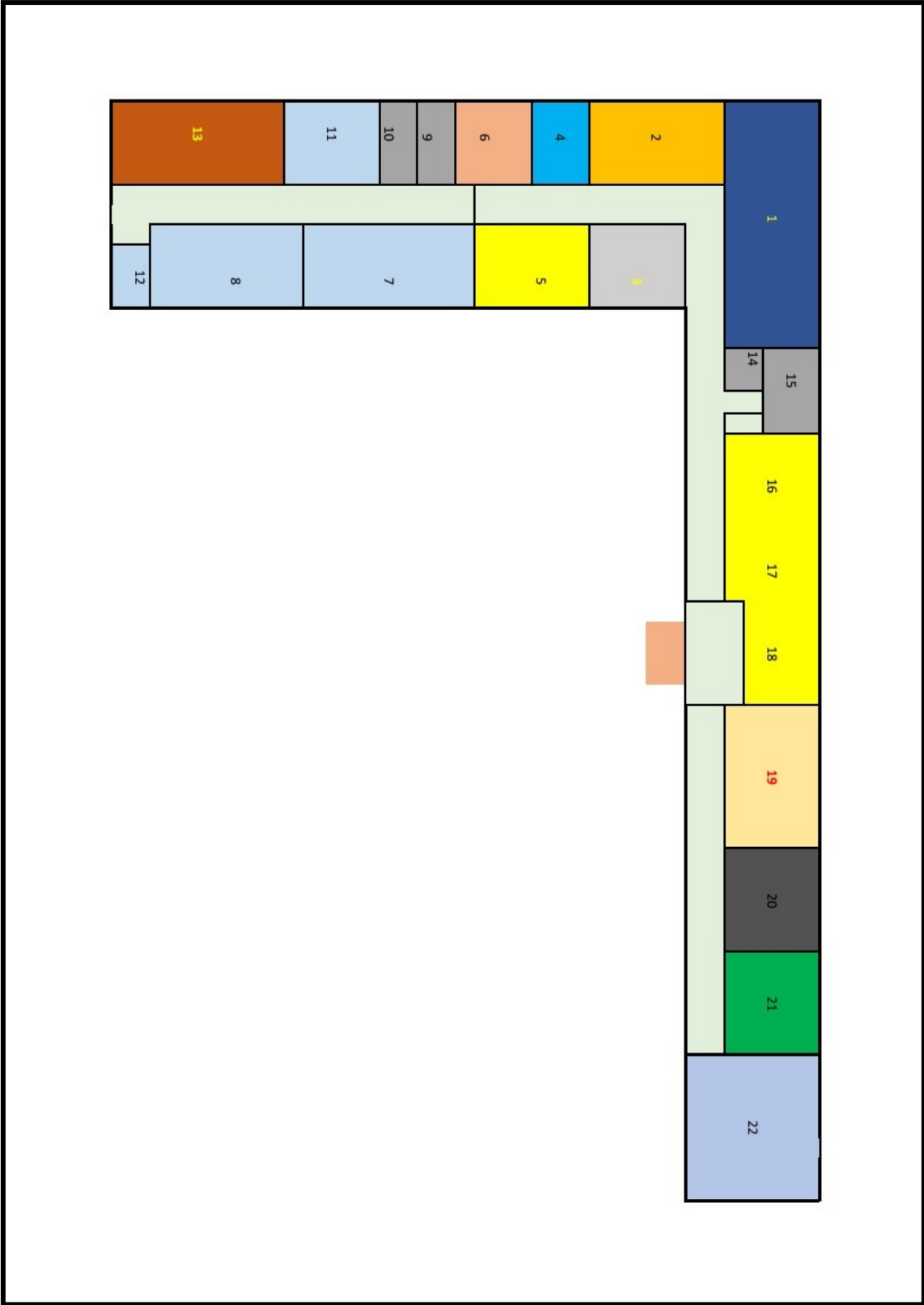
www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Score Band E – 115



Crows Nest Business Park Layout



E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.