

Golborne Enterprise Park
Kidglove Road, Golborne, WA3 3GR

to let

MIXED USE OFFICE/WAREHOUSE PREMISES
FROM 94.00 SQM (1,011 SQFT) TO 116.00 SQM (1,250 SQFT)



£ on application

- Excellent location
- Good transport links with Junction 23 of the M6 motorway nearby
- Secure site with 24 hour access
- Mixed use high quality units

PARKINSON
REAL ESTATE ●●●●

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

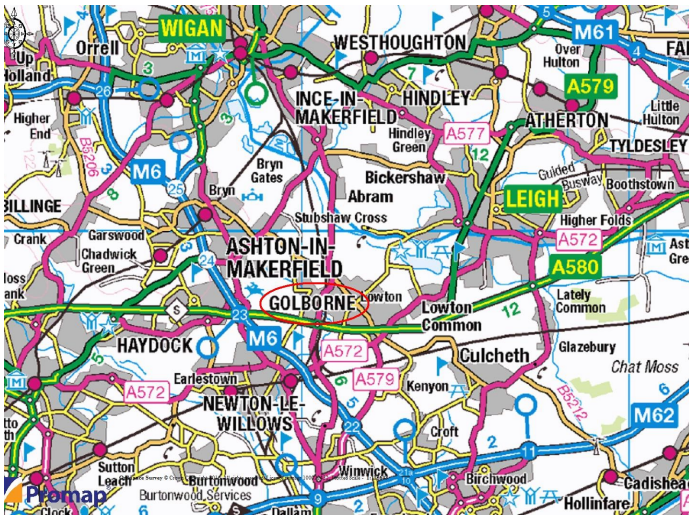


RICS

the mark of
property
professionalism
worldwide

01942 741800

www.parkinsonre.com



Location

Golborne Enterprise Park is ideally located on Kidglove Road just off the A573. The estate benefits from excellent transport links with the A580 East Lancashire Road being only 2 mins away providing direct access to Junction 23 of the M6. Wigan is only 5 miles away, Warrington within 6 miles and Manchester less than 14 miles away. Nearby amenities include Asda and McDonalds Restaurant .

Description

Golborne Enterprise Park comprises a modern mixed use estate with self-contained industrial units to the front of the estate with sizes ranging from 4,105 sqft to 8,210 sqft. The units have dedicated car parking and are serviced by single roller shutter doors. The rear of the site provides self-contained office/business space units in a court yard setting from 1,000 sqft to 5,384 sqft. There are 48 parking spaces available for the business units.

Industrial units benefit steel portal frame construction, eaves height. Offices are carpeted with suspended ceilings incorporating fluorescent lighting, WC/kitchen facilities and electric storage heaters. A number of units also incorporate air conditioning.

Services

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

Tenure

The premises are available to let by way of a new full repairing and insuring lease at a term to be agreed. A deposit will be requested.

Accommodation

The following units are available

	SQM	SQ FT
Unit 107	116	1,250
Unit 109	116	1,250
Unit 116	94	1,011
Unit 117	116	1,250
Unit 118	94	1,011

Rating

All interested parties should seek clarification from the Local Authority with regards to rateable values and rates payable on the individual units. Small business rates relief may be available subject to qualifying criteria and any clarification should be sought via the Local Authority.

Rental

From £8,476—£10,608 per annum exclusive.

VAT

All figures are quoted exclusive of Value Added Taxation. We understand VAT will be applicable on this transaction. Your legal adviser should verify.

Legal costs

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

EPC

EPC ratings range from B46 to E119. Certificates can be made available upon request.

Enquiries & Viewings

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

Subject to contract

March 2018 Ref: AG0362

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.