

to let



Vermont Court

Vermont Court

Bradley Hall Trading Estate

Bradley Lane

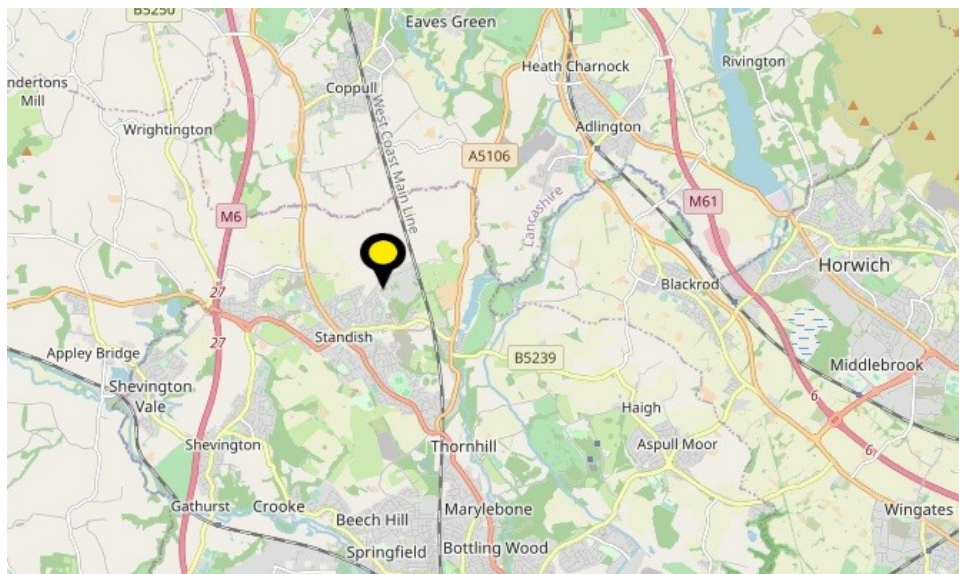
Standish WN6 0XF

PARKINSON
REAL ESTATE ● ● ● ●

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Coming soon, brand new commercial/industrial starter units

- **Brand new portal frame units**
- **Maximum eaves height of 6.5m**
- **Prime location, entrance to Bradley Hall Trading Estate**
- **Suitable for a variety of uses subject to planning**
- **From 100 sqm to maximum of 400 sqm**

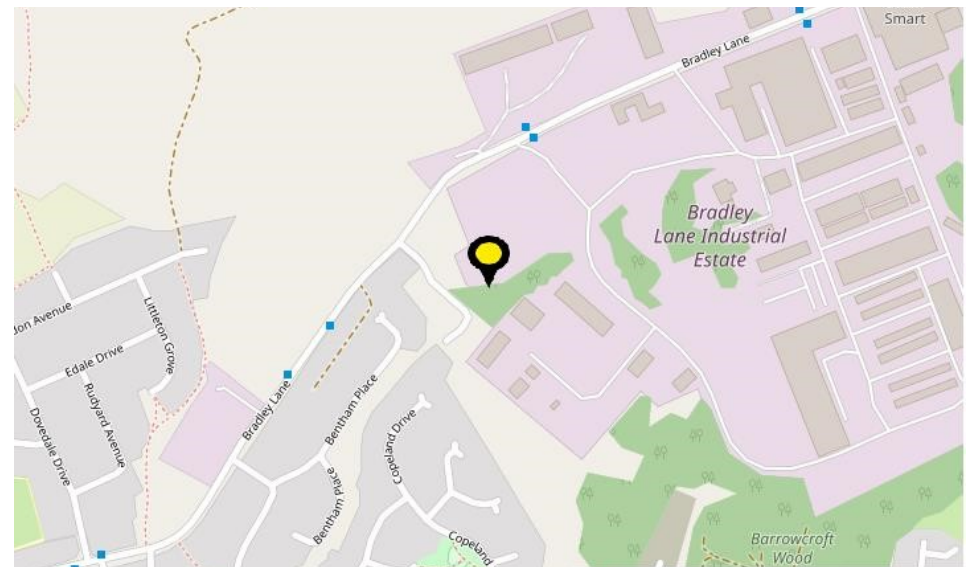


Location

The new units will be situated at the entrance of Bradley Hall Trading Estate, just off Bradley Lane on the outskirts of Standish, Wigan. Standish is ideally located for access to the M6 motorway, Wigan town centre and further afield to the cities of Preston, Liverpool and Manchester. Standish village itself is approximately 1/4 mile from the proposed new units and offers a wide range of amenities and services.

Description

The development comprises the construction of 4 terraced steel portal frame units with a mono-pitched roof and providing a maximum eaves height of 6.5m. 4 units of equal size will be provided in total however, at construction stage these can be combined to provide any combination of number of units from 100 sqm up to a maximum of 400 sqm. Each unit will benefit a roller shutter door providing access and egress for vehicles to the units from the communal yard at the front. Each unit will benefit a number of car parking spaces to the front.



Accommodation

A combined total floor area that the development will provide is up to 400 sqm (4,305 sqft). The units will be built and be able to split into 4 equal sized units of 100 sqm (1,076 sqft) or any combination of a number of units up to the maximum size. Furthermore, at the construction stage prospective tenants will be able to have a say on the internal design of the units and will be able to make the units bespoke with the additions of features such as mezzanines, bespoke office fit out and similar such features which can all be costed and provided by the contractor. Further information available upon request.

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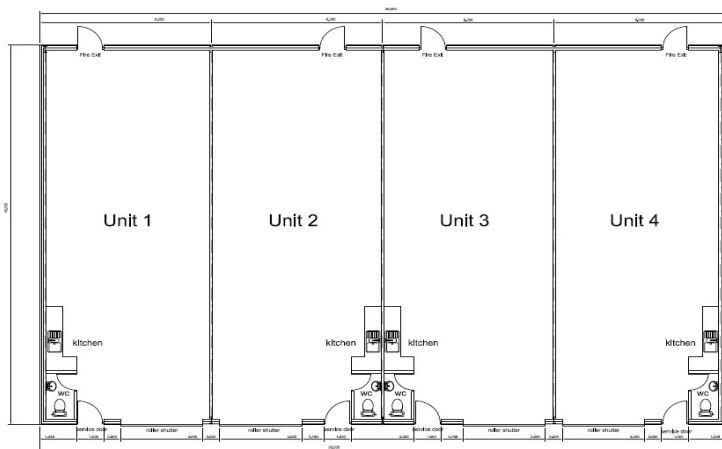
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Planning

The units will have planning for light industrial and warehouse uses however are considered suitable for a variety of other uses subject to gaining of necessary consent. Interested parties should ensure that they obtain the necessary planning consent for their own proposed occupation and use of the building.

Terms

The units are available on new lease terms to be negotiated. Further information is available upon application



Ref: AG0549
October 2020

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 - 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.