

Unit, Eckersley Mill, Swan
Meadow Lane, Wigan WN3 5BE

Workshop premises
739 SQM (7,955 SQFT)

to let



£Rent on application

- Excellent eaves height
- Easy vehicle access
- Mezzanine and office facility
- Close to M6 motorway network
- Parking available
- Flexible lease terms available

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Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

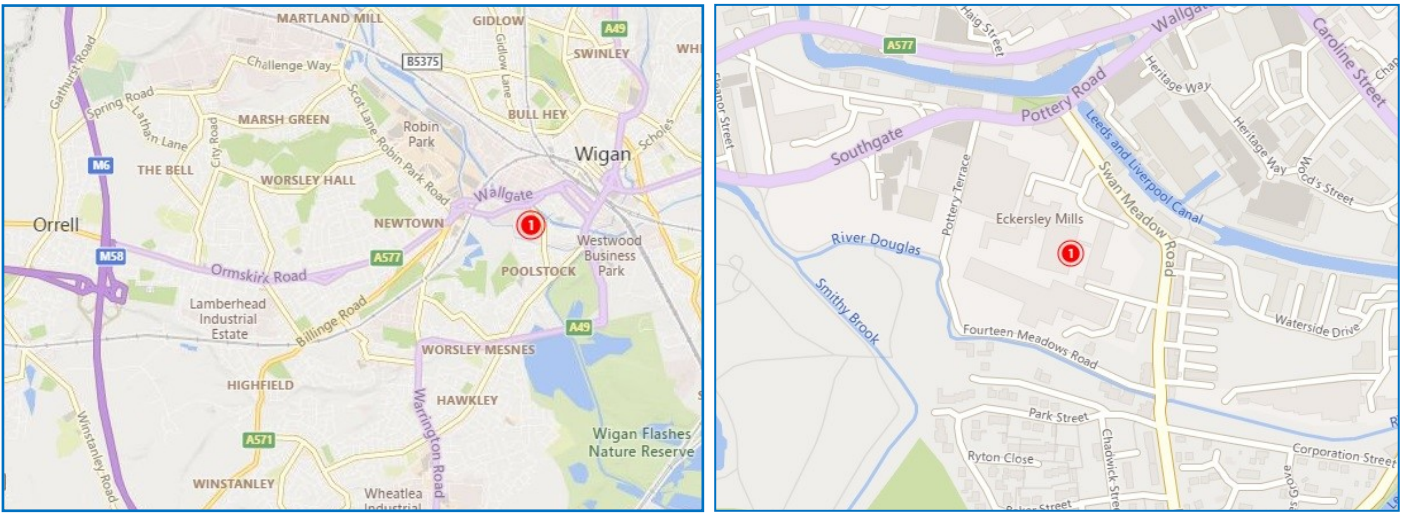
01942 741800

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Location

The unit is located within the Eickersley Mill Complex on Swan Meadow Road, Wigan close to its junction with Pottery Road and is easily accessed from Wigan town centre and the M6 and M61 motorways.

Description

The subject property is a ground floor, large, industrial unit with access for vehicles and benefiting a full height roller shutter door.

The property is 2 large units combined with purpose built office facilities and ready for immediate occupation.

Services

We understand mains services are connected to the property to include mains water, drainage and electric. Please note that neither service connections nor any appliances will or have been tested.

Other

An additional service charge and buildings insurance will also apply plus water charge depending on nature of the business.

Accommodation

The property provides the following accommodation.

	SQM	SQFT
GF Workshop & Office	739.00	7,955

Rating

Interested parties will need to make their own enquiries with the local authority to confirm rateable value and estimated rates payable.

Terms

The property is available to let on flexible lease terms to be negotiated. A deposit may be requested

VAT

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

Planning

Interested parties should make their own enquires to ensure that the premises are suitable for their proposed occupation.

Rent

On application.

EPC

An Energy Performance Certificate will be made available in due course.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit may be required direct to the lessors solicitors prior to the release of any legal documentation.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

Feb 2024 AG0737

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Money Laundering

In accordance with Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser upon a sale being agreed. Therefore the proposed purchaser is to provide two forms of identification and confirmation of the source of funding will be required in the event of a sale being agreed.

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.