

Ainscough Trading Estate, Mossy Lea Road,  
Wrightington WN6 9RS

to let

Office Premises  
30.63 SQM (330 SQFT)



£rent on application

- Modern, good specification office
- Close to Junction 27 of the M6 motorway
- On site parking available
- Semi-rural, desirable location

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Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

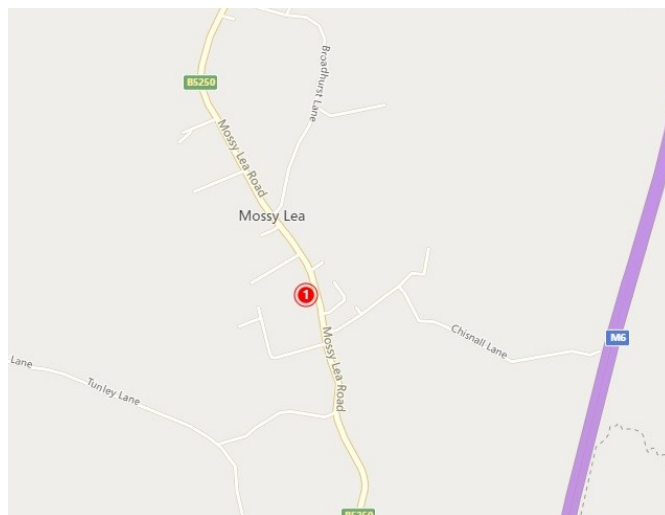
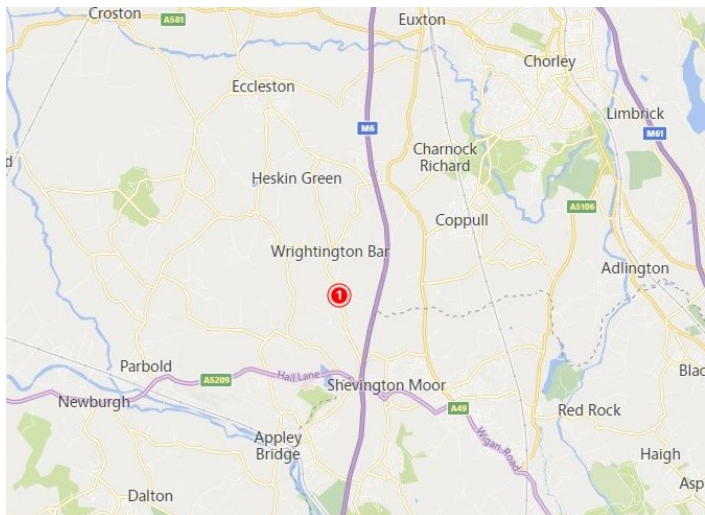
01942 741800



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## Location

The property is situated within the front section of Ainscough Trading estate accessed via a shared entrance serving the estate. Ainscough Trading Estate is located in the semi-rural location of Wrightington with easy access to Junction 27 of the M6 motorway.

## Description

The subject property is a first floor office suite within this 2 storey former administration block which used to serve the wider industrial estate. Internally the suite benefits painted plastered walls, surfaced covered floors, fluorescent lighting, kitchen and WC facilities. The premises are heated by way of a gas central heating system. Externally the property benefits from a number of car parking spaces to be utilised by the occupants and their visitors.

## Services

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

## Terms

The property is available to let by way of a new full repairing and insuring lease on terms to be agreed. A rent deposit will be requested.

## Accommodation

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

UNIT 1b	SQM	SQ FT
FF Office	30.63	330

## Service Charge

In addition to rental a service charge will be raised to cover communal services such as utilities and maintenance etc. Further details can be provided on request.

## Rating

Applicants should make their own enquiries via the Local Authority with regards to rateable value and rates payable on the individual units.

## Rental

On application.

Details of the rental and service charge payments can be provided upon application.

## VAT

All figures are quoted exclusive of Value Added Taxation. VAT will be payable on this transaction.

## Legal costs

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

## EPC

An Energy Performance Certificate has been requested and will be made available in due course.

## Enquiries & Viewings

Strictly by appointment with the agents

Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)

Tel: 01942 741800

## Subject to contract

July 2021

Ref: AG0591

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### Subject to contract

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