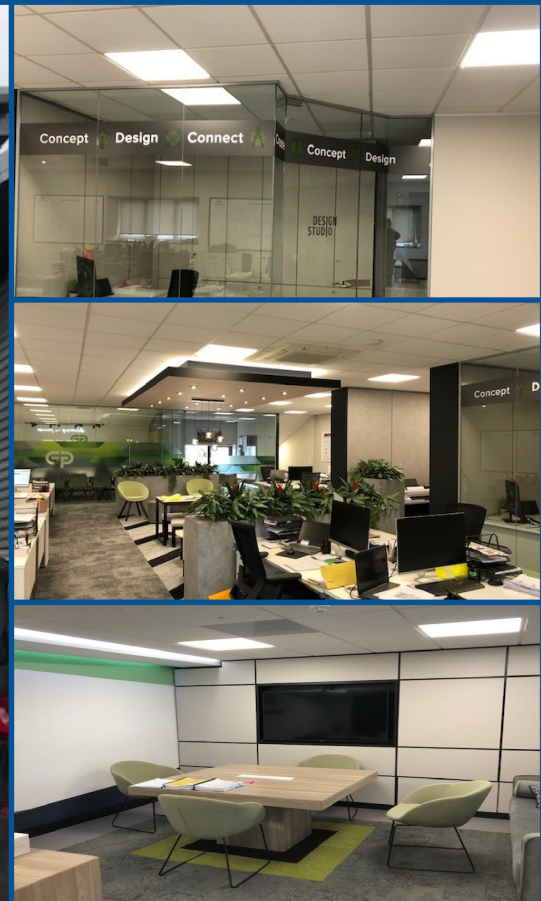


22 Cinnamon Brow, Makerfield  
Way, Ince Wigan WN2 2PR

for sale

Industrial Unit with Offices  
313.26 SQM (3,372 SQFT)



£300,000

- Modern commercial unit which has been fully adapted to provide high specification offices and accommodation over 2 floors
- Ample on site car parking
- Well appointed and adaptable space

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Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

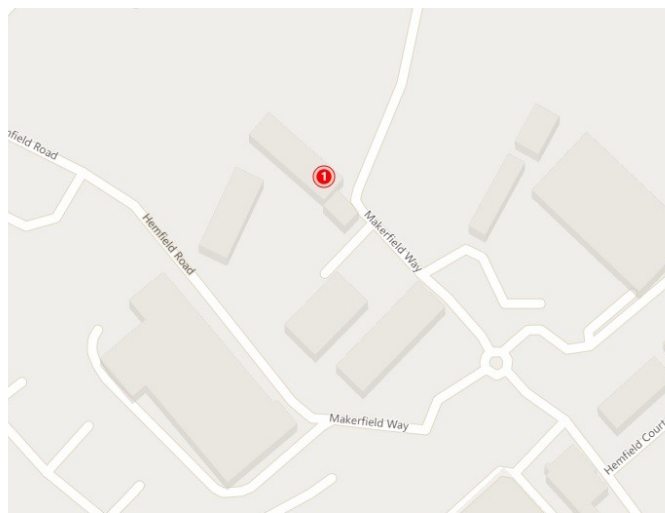
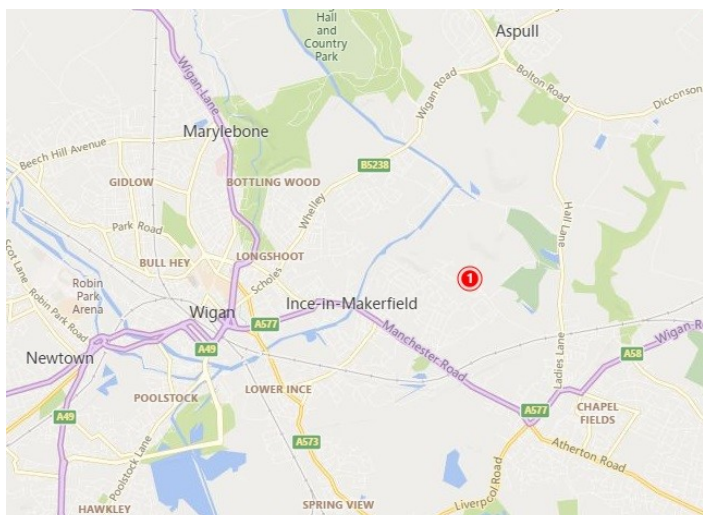
01942 741800



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## Location

The subject is situated on the popular Cinnamon Brow Business Park which is located off Makerfield Way, approximately 2 miles north east of Wigan town centre. Cinnamon Brow is home to a number of businesses with the majority of neighbouring uses being light manufacturing and assembly along with warehousing and offices. Cinnamon Brow is well located for easy access to M61 motorway to the north, Wigan town centre, M6 & A580 East Lancashire Road to the south west. Makerfield Way is a minor road which is accessed from the A577 main arterial road which runs between Wigan and Manchester.

## Description

The subject is a semi-detached modern built commercial unit originally constructed of single storey in height with good eaves of circa 6 metres and being higher to the apex and originally benefiting full height roller shutter access door to the accommodation. Unit 22 has been fully adapted with the inclusion of a full size mezzanine floor with conversion and adaption of the entire accommodation to that of good quality office and administrative facilities. Entrance at ground level is via an entrance vestibule leading to reception, office & administration office beyond which is an area currently utilised as a gym along with male and female WCs, shower room and to the rear at ground floor is a design studio/meeting room and storage areas.

At 1st floor, which is accessed via the stairwell of the main entrance vestibule or a secondary stairwell to the rear, is predominately open plan accommodation off which are a number of segregated spaces providing meeting rooms, offices and design areas.

## Services

We understand that all main services are connected to include mains water, drainage, gas and electric. It also benefits air conditioning and central heating.

## Accommodation

The property benefits the following accommodation measured on a net internal basis

	SQM	SQ FT
GF	181.16	1,950
FF	132.10	1,422
TOTAL	313.26	3,372

## Rating

The property has the following entries in the 2017 Rating Assessments List.

	Rateable Value (2017)	Estimated Rates Payable
Warehouse & Premises	£11,500	£5,888 p.a.

## Tenure

We understand the property will be sold with a freehold title

## Price

£300,000

## EPC

An Energy Performance Certificate will be made available upon request.

## 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 prior to the issue of any legal documentation.

## VAT

All figures are quoted exclusive of VAT. VAT may be charged at the prevailing rate. Your legal adviser should verify agreed.

## Enquiries & Viewings

Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)  
Tel: 01942 741800

## Subject to contract

Oct 2021 Ref: AG0598

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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:

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