

Office 2 & 3, Ainscough Trading Estate,  
Mossy Lea Road, Wroughtington WN6 9RS

to let

Commercial/Office Premises  
70.77 SQM (762 SQFT)



£rent on application

- Modern, good specification commercial/office space
- Suitable as office accommodation or other similar commercial uses
- 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

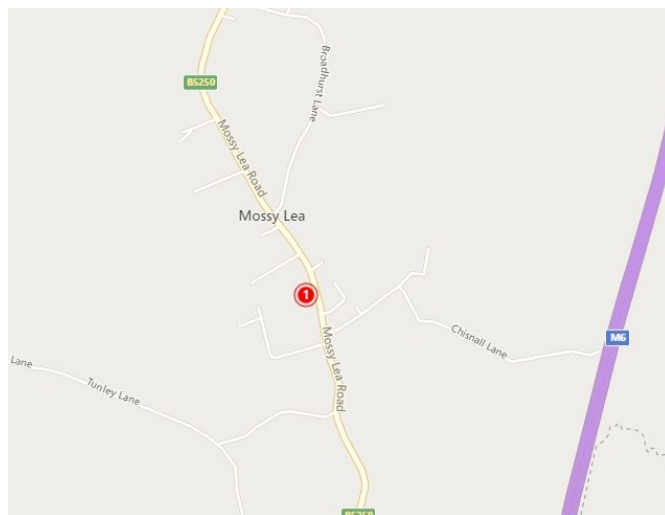
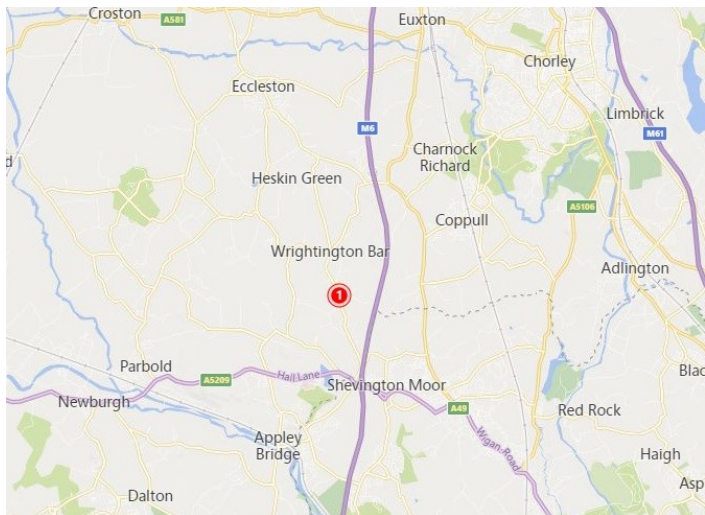
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## Location

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 Warrington with easy access to Junction 27 of the M6 motorway.

## Description

The subject property provides for a self-contained ground and first floor commercial/office suite within this former administration block, which used to serve the wider industrial estate. Internally the suite benefits painted plastered walls, covered floors, LED 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. Whilst the space has most recently been used as offices it is considered the space is potentially suitable for other commercial uses subject to the gaining of necessary consents as required.

## 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

	SQM	SQ FT
Suite 2 GF Office	32.90	354
Suite 3 FF Office	32.90	354
Kitchen	4.97	54
TOTAL	70.77	762

## 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. It is anticipated that the unit will attract a rateable value that falls under the threshold for small business rates relief and therefore subject to status of the proposed tenant it is anticipated that small business rates relief will be applicable which could result in no rates payable.

## 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. The VAT position is to be confirmed

## 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

March 2022  
Ref: AG0591

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### Subject to contract

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