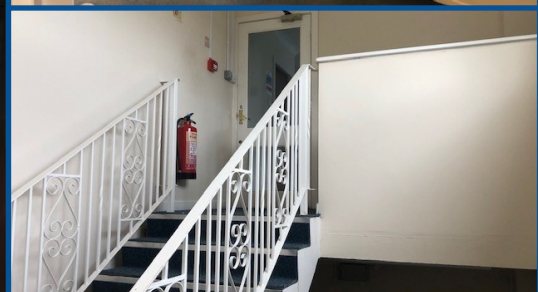


Unit B, Redgate Road, South Lincs
Industrial Estate, Ashton in Makerfield,
Wigan WN4 8DT

to let

Self-contained offices
142.33 SQM (1,532 SQFT)



£18,000 per annum

- All inclusive rental on flexible terms available
- Ample on site car parking with additional car parking available by separate negotiation
- Self-contained with own WCs and kitchen facilities

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Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

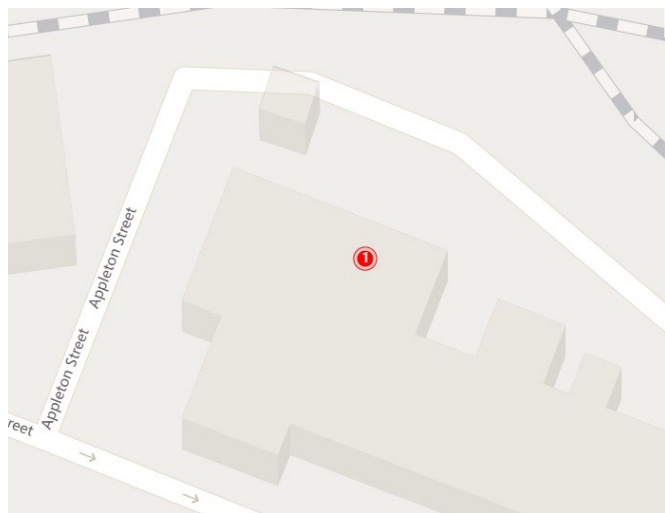
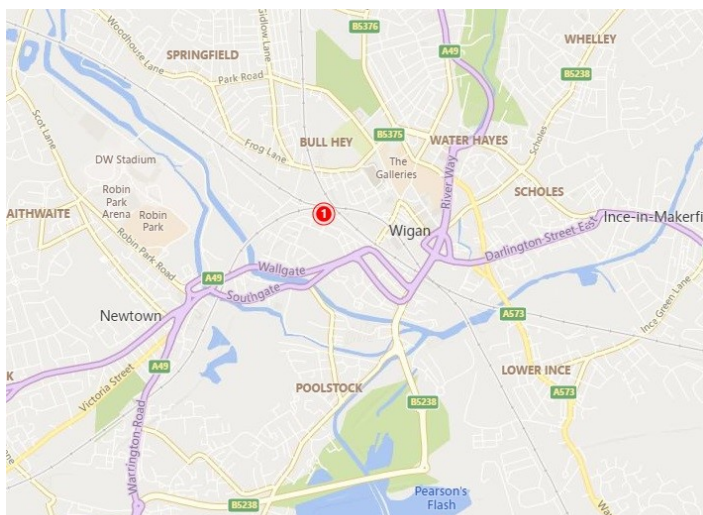
01942 741800



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Location

The subject offices are situated at first floor level within an administration block of a commercial unit located at the head of Redgate Road on South Lincs Industrial Estate. This estate is an established and recognised commercial business location situated to the south of Wigan town centre benefiting good access links to the M6 motorway and A580 East Lancashire Road via J23, J24 & J25 of the M6 motorway.

Description

The offices are situated within the first floor of the administration block to a wider commercial premises. These premises comprise warehousing, offices and on site car parking all set within a secured, gated, site. The offices are accessed via a communal entrance vestibule to reception area from which is a secure door leading solely to the 1st floor offices via a wide and well lit stairwell. The 1st floor landing leads onto the office suite which is split into a number of spaces, 2 of which are small compartmentalised offices and 2 larger open plan spaces. Male and female WCs and kitchen facilities are provided within this self-contained suite. The majority of the suite benefits natural lighting via an abundance of windows.

Services

We understand that all main services are connected to include mains water, drainage, gas and electric. With GCH

Accommodation

The suite has been measured on a net internal area basis to provide the following

	SQM	SQ FT
Office 1	18.35	198
Office 2	11.16	120
Office 3	49.47	532
Office 4	60.51	651
Kitchen	2.84	31

Tenure

The suite is available to let on a term to be negotiated.

Rental

£18,000 per annum

The rental proposed is inclusive of business rates and building insurance.

A service charge will be levied to cover an apportionment of utility costs.

EPC

The property has an EPC Rating of C-65.

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 prior to the issue of any legal documentation.

VAT

All figures are quoted exclusive of VAT. We understand VAT is applicable and payable on this transaction.

Enquiries & Viewings

Email: info@parkinsonre.com
Tel: 01942 741800

Subject to contract

Sept 2021 Ref: AG0595

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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.



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