



To
Let

Units 2a & 2b

Rear of 2 Gathurst Road, Orrell, Wigan WN5 8QJ

Industrial workshop/warehouse units from circa 3,000 sqft - 6,700 sqft

PARKINSON
REAL ESTATE ●●●●

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Key Highlights

- **Two adjoining industrial units that can be taken as a whole or as 2 separate units**
- **Excellent modern workshops**
- **Convenient for amenities within Orrell and close to J26 of the M6 motorway**
- **Good standard of welfare facilities provided**



3-Phase Power



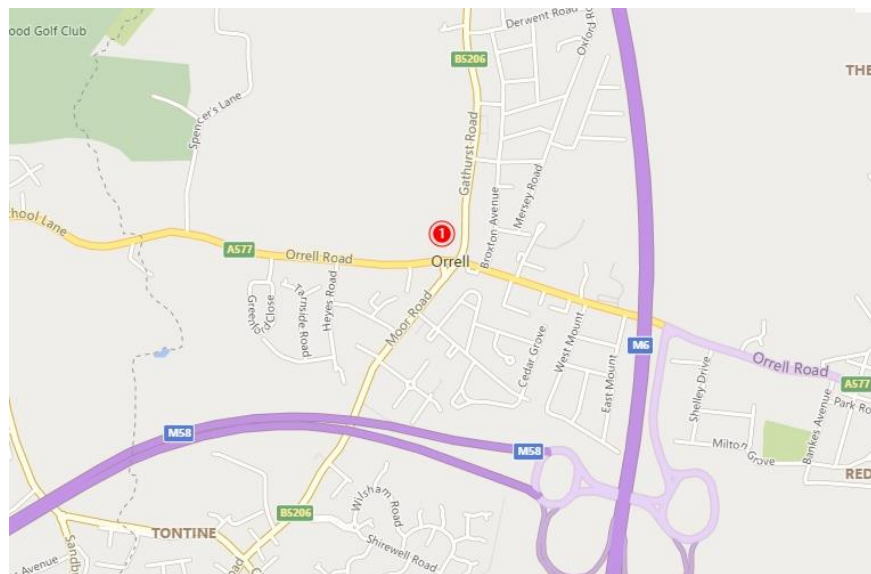
Shared Yard Facilities



Monitored CCTV Security



Ability to Combine Units



Location

The subject premises are situated to the rear of 7 Gathurst Road (Orrell Motorcycle Centre) where a collection of commercial units can be found. The 2 subject units are situated at the far end of the yard area, accessed over a communal access road that runs between Orrell Motorcycle Centre and Sorrento Italian restaurant. Orrell is conveniently located just off J26 of the M6 motorway to the north west of Wigan town centre. Surrounding uses are mixed in nature but predominately commercial.



Description

The property comprises 2 adjoining industrial units that can be taken as a whole or split and taken individually. The units offer modern industrial/workshop accommodation providing open clear span accommodation along the full depth of each units with individual features as follows. Unit 2a - benefits roller shutter access from the communal yard and a bank of office, storage and welfare facilities to the left hand side running from front to rear. Above these offices and storage areas is a mezzanine storage area.

Unit 2b - roller shutter access from yard. To the front elevation is a mezzanine deck area upon which are office and welfare facilities and stores.

Units 2a & 2b are currently adjoined by an opening within the dividing wall but can be sub-divided easily with the blocking up of the opening.

The units benefit security roller shutters to windows and doors.



Services

Both properties benefit 3 phase electric, water and drainage. Unit 2a benefits gas connection. Unit 2b has sub-metered electric supply from Unit 2a. The water supply to both units is via a sub-metered supply which is then split 50/50 between the 2 units. The units benefit LED lighting, fire alarm and CCTV systems and intruder alarm.



Accommodation

		SQM	SQFT
Unit 2a	GF Workshop incl. of reception, office, kitchen, WC and stores	270.69	2,914
	Rear store area	21.00	226
	FF Mezzanine	65.14	701

		SQM	SQFT
Unit 2b	GF Workshop & stores	211.19	2,273
	FF Mezzanine, office & welfare facilities	71.28	767

Externally to the front of the accommodation is an enclosed yard area which is to be shared between the 2 units and provides loading access along with a number of car parking spaces (estimated 6 - 8 spaces in total). To the side of Unit 2b is an area of unmade land which could provided additional external storage or if attended could facilitate further parking spaces.



Business Rates

The combined units currently attract a rating assessment of £19,750 within the current rating list. If the units are to be split into separately units then a reassessment would take place and each unit assessed individually.

Interested parties should make their own enquiries with Wigan Council Business Rates Department



Terms

The units are available for rental on new insuring and repairing leases at terms to be negotiated. Deposits will be requested.



Rental

On application





EPCs

Energy Performance Certificates have been requested and will be made available in due course



VAT

We understand that VAT is not applicable on this transaction. Your legal adviser should verify.



Planning

From previous use of the building, it is understood that the premises benefit an industrial workshop uses having been previously uses for vehicle workshop. However, interested parties should make their own enquiries to satisfy themselves that their proposed use meets with planning permissions in place.



Further Information

Further information can be obtained from the agents and following an initial application process, clients are happy to meet with interested parties to discuss the opportunity further.

Anti Money Laundering –In order to discharge as legal obligations including those applicable under Anti Money Laundering Regulations, the owners agents will require a level of information from the successful bidder. In submitting an offer you agree to provide such information

required when heads of terms are agreed.

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Subject to contract.

Ref: AG0633

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