



## Units 3-4 Park Industrial Estate

Liverpool Road, Ashton WN4 0YU

Modern Industrial Unit  
circa 267.00 SQM (2,874 SQFT)

**£25,000** per annum

- **Benefits good onsite administrative facilities as well as workshop/warehouse space**
- **Popular secure location with direct access to J24 of the M6 motorway**
- **External forecourt providing loading and car parking facility**

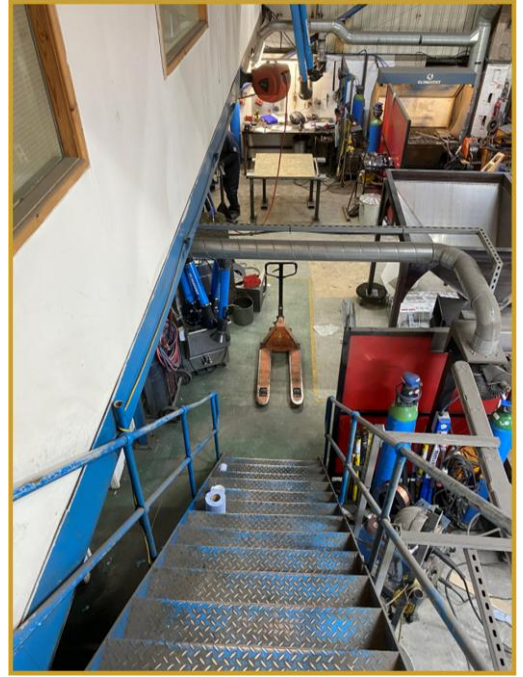
# To Let

**PARKINSON**  
REAL ESTATE ● ● ● ●

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

www: [parkinsonre.com](http://parkinsonre.com)

## Additional Plans / Photos



10 Beecham Court,  
Wigan, WN3 6PR

t: 01942 741800



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

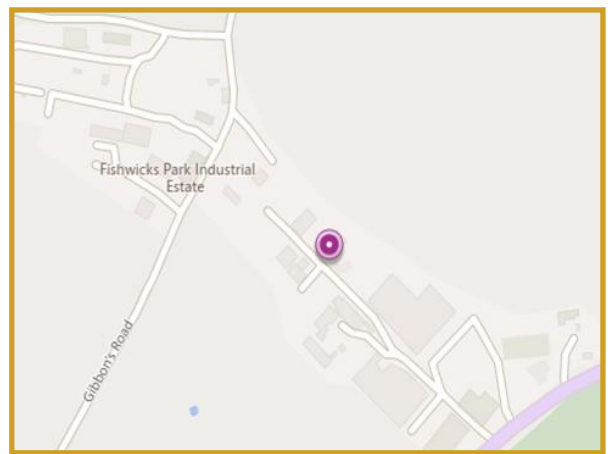
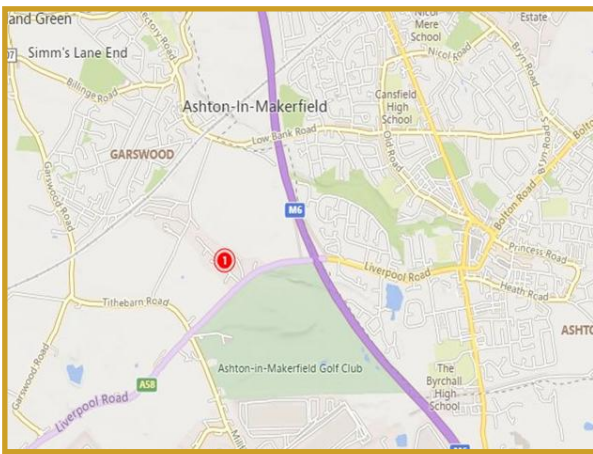
**PARKINSON**  
REAL ESTATE ● ● ● ●

www: [parkinsonre.com](http://parkinsonre.com)

### 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 they 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.

**MONEY LAUNDERING REGULATIONS** - Under Money Laundering Regulations we are obliged to verify the identify of any proposed purchaser once a sale has been agreed. This is a requirement under statute and therefore upon any offer being accepted a request will be made to the purchaser for various personal information to assist in verifying their ID.



## Location

The unit is located on the popular Park Industrial estate which is accessed from the A58 Liverpool Road approximately 1 mile west of the Ashton town centre and 1 mile north east of Haydock Industrial estate. The estate is positioned directly adjacent to J24 of the M6 motorway and also a short driving distance to the A580 East Lancashire Road.

## Description

The unit provides open plan workshop/warehouse accommodation with good quality 2 storey administrative facilities provided to one gable end of the unit and staff welfare, canteen and mezzanine storage provided to the other gable end of the property with the space between providing open plan accommodation. The unit benefits full height up and over roller shutter access doors serving the property which benefits an eaves height of 6 metres. Externally there is a communal service road serving a demised loading apron and car parking where up to approximately 5 vehicles can be sited whilst continually allowing for serviced access to the building.

## Services

We understand mains services are connected to the property to include mains water, drainage and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion

## Accommodation

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

	SQM	SQFT
Ground Floor	225.00	2422
Mezzanine	42.00	452
<b>Total</b>	<b>267.00</b>	<b>2,874</b>

Note: the above accommodation provides for the total accommodation of the single unit as it is currently configured however, the Lessor will consider splitting into 2 roughly equal sized units upon application.

## Rating

The property has the following entries in the 2026 Rating Assessments List. Interested parties should clarify these with the local authority as further concessions may also be available.

	SQM	SQFT
Workshop & Premises	£28,000	£12,096 p.a.

N.B the above is the assessment for the whole (Units 1-4) and a reassessment will need to take place when the property is split

## Tenure

The premises are available to let on a full repairing and insuring lease basis at a term to be agreed. A deposit will be requested.

## Rental

£25,000 per annum

## VAT

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

## Legal Costs

Each party to be responsible for 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 issue of any legal documentation.

## EPC

An Energy Performance Certificate 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

Sept 2025 Ref: AG0789.

10 Beecham Court,  
Wigan, WN3 6PR

t: 01942 741800



**PARKINSON**  
REAL ESTATE ● ● ● ●

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

www: [parkinsonre.com](http://parkinsonre.com)

### 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 they 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.

**MONEY LAUNDERING REGULATIONS** - Under Money Laundering Regulations we are obliged to verify the identify of any proposed purchaser once a sale has been agreed. This is a requirement under statute and therefore upon any offer being accepted a request will be made to the purchaser for various personal information to assist in verifying their ID.