

Industrial

ZONE 2 - UNIT 17-18A | BRADLEY HALL TRADING ESTATE

Bradley Hall Trading Estate, Standish, Wigan, WN6 0XQ



ZONE 2 - UNIT 17-18A | 15,023 SQ FT

Industrial Unit with Office

The property comprises a modern, high quality industrial unit offering a large warehouse with impressive eaves height and multiple roller shutter doors, providing excellent loading and operational efficiency. The unit benefits from a dedicated workshop area alongside a substantial provision of contemporary office accommodation, including a boardroom space. Externally, the unit is supported by a secure yard area with ample onsite parking. The property is fully secured, offers independent access and is positioned in a highly desirable and well connected location.



Lease Type

New

✔ Unit Summary

- High Level of Office Accommodation
- Flexible Space
- Premier Industrial Location
- Well Maintained Estate
- Car Parking
- Close to Transport

£ Occupational Costs

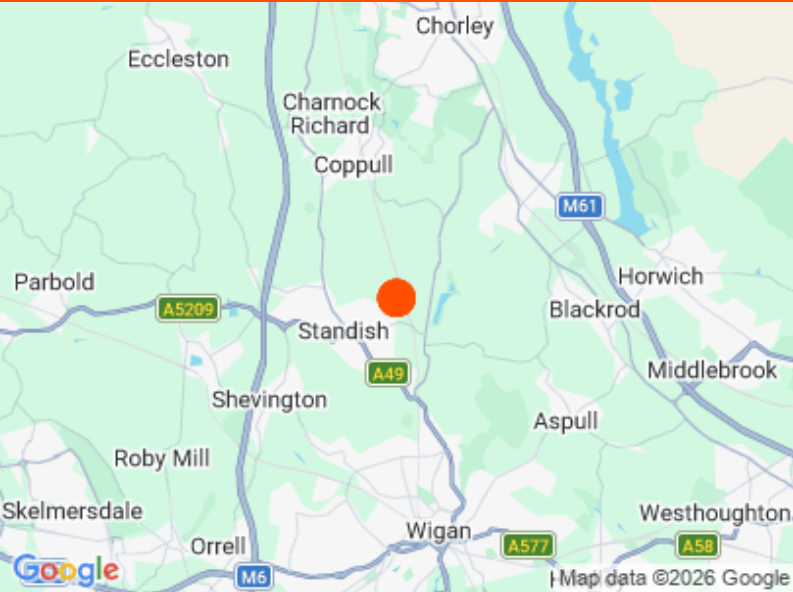
| | Per Annum | Per Sq Ft |
|--------------------|--------------------|---------------|
| Rent | £103,300.00 | £6.88 |
| Rates | £62,715.00 | £4.17 |
| Maintenance Charge | £19,600.00 | £1.30 |
| Insurance | £3,004.60 | £0.20 |
| Total Cost | £188,619.60 | £12.56 |

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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Location

The estate is within easy reach of the motorway network being less than two miles from Junction 27 of the M6 and within six miles of Junction 6 of the M61.

 Road
M6: 3 miles

 Airport
Manchester: 33 miles

 Rail
Wigan: 5 miles

Additional Information


| | |
|----------------|--|
| Planning Class | General Industrial |
| Lease Summary | The unit is available on flexible terms. Please speak to a member of our team for more information |
| Viewings | Contact us now to arrange a viewing. |
| Legal Costs | Each party will be responsible for their own legal costs incurred. |
| EPC | C (66) |

Key Contact



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