

Industrial

ZONE 3 - UNIT 116 | BRADLEY HALL TRADING ESTATE

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



ZONE 3 - UNIT 116 | 1,073 SQ FT

Industrial unit with Office

Unit 116 features office accommodation, 3 phase power and WC facilities. This flexible space is situated in a well established business location, this unit is well suited for a range of business needs to include light industrial, warehouse, retail/trade counter, leisure and storage space.

Bradley Hall Trading Estate is situated in a well established business location, in the Standish area of Wigan, Greater Manchester. Standish is located less than 1 mile south west of the estate and offers excellent amenities.

Lease Type

New



✓ Unit Summary

- Premier Industrial Location
- Starter Unit
- Office Accommodation
- Storage Unit
- Ideal Trade Counter Units
- Secure Estate

£ Occupational Costs

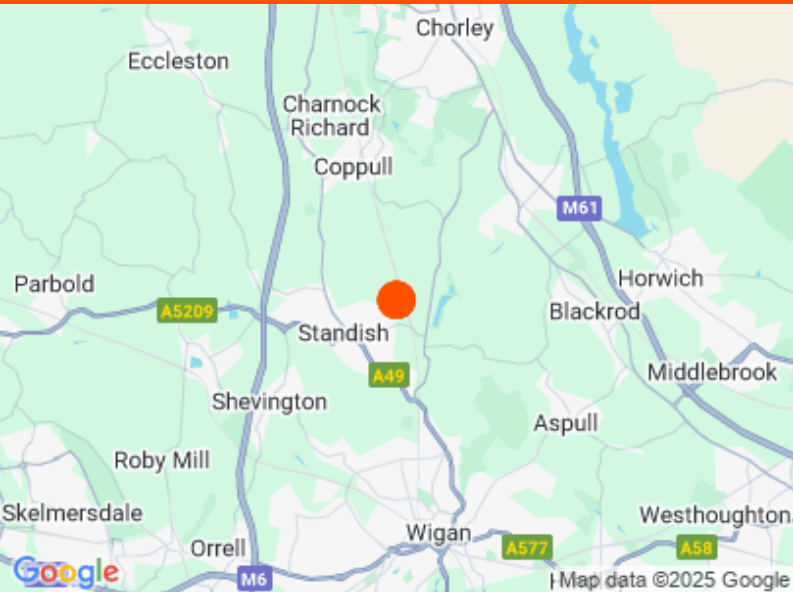
	Per Annum	Per Sq Ft
Rent	£11,100.00	£10.34
Rates	£6,187.60	£5.77
Maintenance Charge	£1,900.00	£1.77
Insurance	£214.60	£0.20
Total Cost	£19,402.20	£18.08

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	B (50)

Key Contact



Carola Parrino

Customer Engagement Manager

"Carola is our Customer Engagement Manager for our properties in North East of England. Please contact Carola if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Indurent."



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