

Industrial

ZONE 3 - UNIT 32B | BRADLEY HALL TRADING ESTATE

Bradley Lane,, Wigan, WN6 0XQ

ZONE 3 - UNIT 32B | 751 SQ FT

High quality industrial unit

This space provides high quality accommodation suitable for a variety of uses, to include light industrial, manufacturing, retail warehouse/trade counter, or simply secure 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

- Car Parking
- Premier Industrial Location
- 24 Hour Access
- Flexible Space
- Turning Circle
- Fire Alarm System



	Per Annum	Per Sq Ft
Rent	£8,900.00	£11.85
Rates	£2,043.41	£2.72
Maintenance Charge	£1,300.00	£1.73
Insurance	£150.20	£0.20
Total Cost	£12,393.61	£16.50

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.



For more info please visit: unit.info/UIP0101168

+44(0) 808 169 7554

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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 (45)



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Key Contact



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"Gabriel is a Customer Engagement Manager based in the North."



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