Former Plan-It Unit, Leopold Street, Lamberhead Industrial Estate, Pemberton, Wigan WN5 8DH

Industrial unit with yard
368.24 SQM (3,964 SQFT)

to let

£Rent on application

- Detached modern industrial unit within securely fenced site
- Close proximity to J26 of the M6 & M58 motorways
- Front and rear yard areas with vehicular access to rear & side of unit via roller shutter doors

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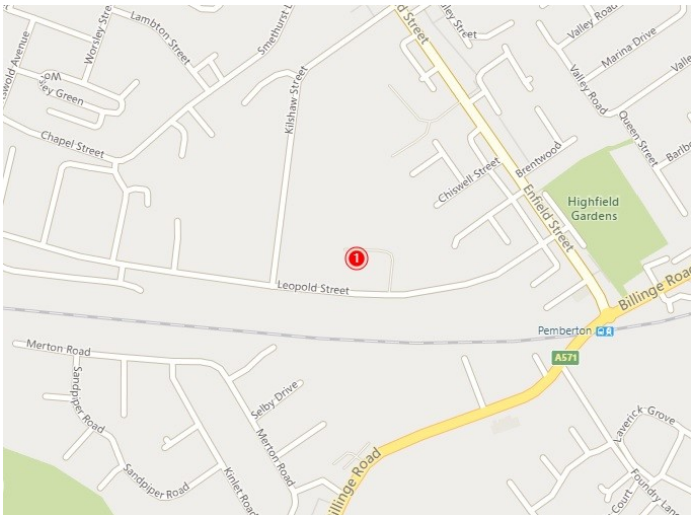

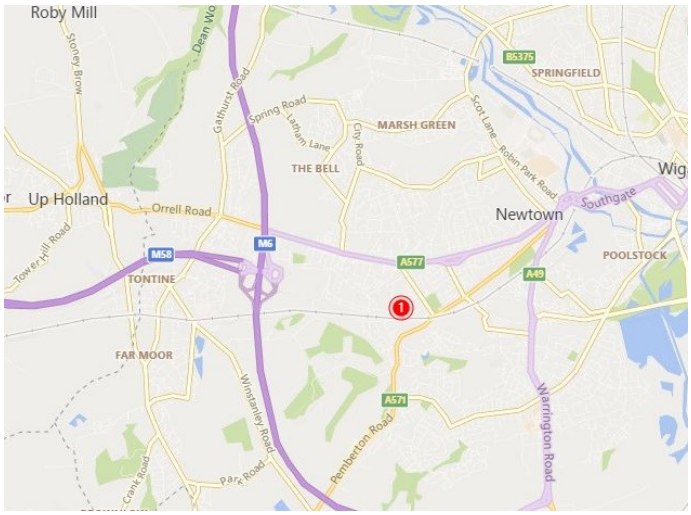

Location

The subject property is situated on the Lamberhead Industrial Estate to the west of Wigan town centre. The estate benefits close proximity to the M58/M6 interchange in addition to easy access to Wigan town centre.

Description

The property provides for a single storey industrial building set within an exclusive plot. It comprises a steel portal frame building under corrugated steel/metal cladding to all elevations and roof. The warehouse has a minimum eaves height of 5.3m benefiting 2 full height roller shutter doors. The front of the building offers a number of administrative offices & staff rooms over 2 storeys which also incorporate a sub-mezzanine floor for further storage or potential office use. To the front & rear of the premises is a tarmac surface area which can be used for parking or storage of materials. The site is secured to the perimeter with palisade fencing and is gated onto Leopold Street.

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 been tested prior to completion .

Accommodation

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

	SQM	SQ FT
Warehouse	223.61	2,407
GF Workshop, Office, Reception & WCs	50.25	541
FF Mezzanine	44.13	475
FF Offices	50.25	541
TOTAL	**368.24**	**3,964**

Rating

The property has the following entries in the 2017 Rating Assessments List. Interested parties should clarify these with the local authority as further concessions may also be available

	Rateable Value (2017)	Estimated Rates Payable
Warehouse & Premises	£15,500	£7,936 p.a.

Terms

The premises are available to let by way of a new full repairing and insuring lease at a term to be agreed. A deposit will be requested.

Rental

On application

VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be applicable at the prevailing rate.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction. A solicitors undertaking in the event of abortive costs may be required prior to the release of any legal documentation.

EPC

The property has an EPC rating of E-109. A copy of the certificate can be made available upon request.

Enquiries & Viewings

Strictly by appointment with the agents
Email: info@parkinsonre.com
Tel: 01942 741800

Subject to contract

April 2022 **Ref: AG0627**

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Subject to contract
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