

To Let

Extensive Office & Workshop Accommodation

Prescott Street, Wigan WN6 7DD



Hindley
Lawrence

PARKINSON
REAL ESTATE



THE PROPERTY

- Strategic location, close proximity to Wigan Town Centre.
- 10,000 Sq. ft office with 9,000 Sq. ft workshop approx.

- Extensive storage compound on a site of 1.8 acres.
- Suitable for a range of alternative uses STP.



Location

Wigan is a large town situated in between Manchester and Liverpool in the North West region. Next to the River Douglas, the town lies within the county of Greater Manchester, formerly part of Lancashire, with a population of 107,732.

The site enjoys a prominent position on the southern fringe of Wigan town centre, approximately half a mile from both Wigan Wallgate and Wigan Northwestern train stations. Situated in an established commercial area, with profile to Prescott Street, the site lies adjacent to a row of terraced houses.

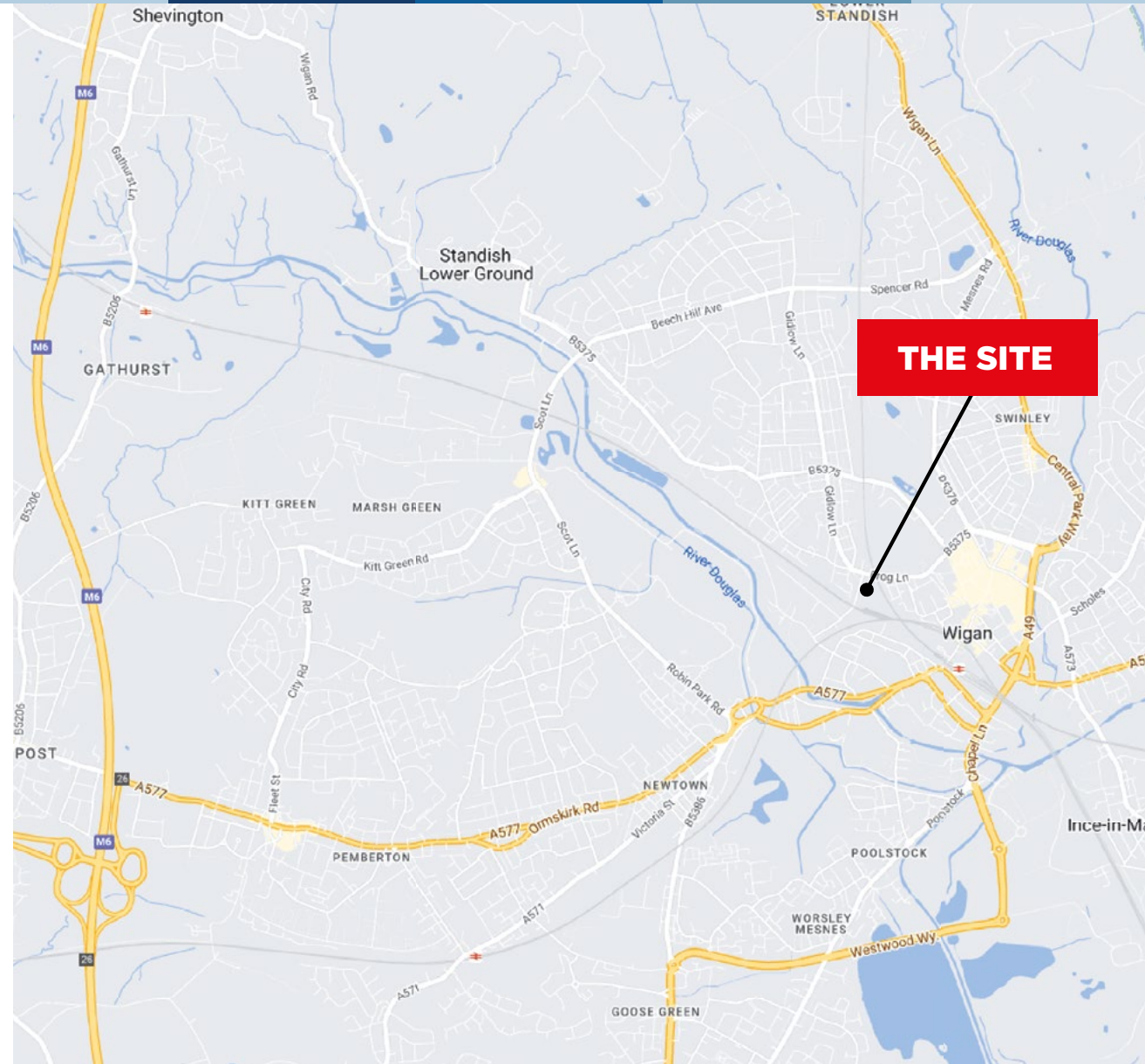
The property is well positioned and within walking distance to Wigan town centre, Wigan Central Bus Terminal and the Grand Arcade shopping centre.

Description

This extensive commercial premises was originally constructed in the 1970's to provide a telecom exchange centre. The property is now arranged in two distinct, interconnected elements. The principal accommodation is a two storey office block positioned at the entrance site, with frontage to Prescott Street. Set to the rear of the offices is a large single storey commercial workshop. The premises has more recently been refurbished where the principal office accommodation offers specialist veterinary training facilities with upper floor offices.

Opportunity

The property offers a unique opportunity to acquire substantial commercial space on the fringe of Wigan Town Centre. The premises is available to Lease as a single lot, alternative the configuration of the premises allows for subdivision to provide self-contained occupation of the constituent office, workshop and /or storage compound elements of the premises.



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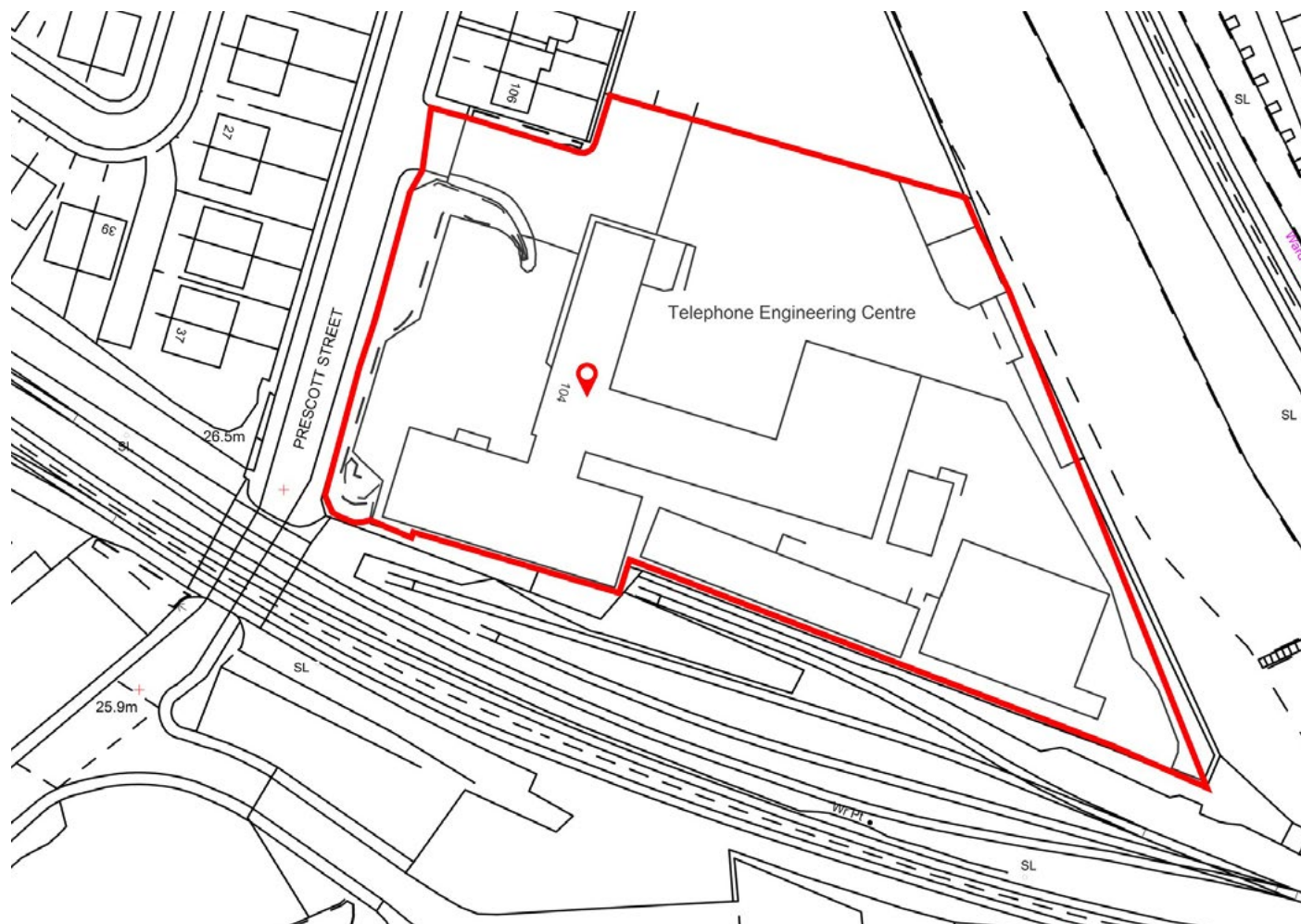
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| Ground Floor | SQ/M | SQ/FT |
|--------------------------|-----------------|---------------|
| Reception Area | 51.70 | 556 |
| Training Rooms | 129.10 | 1,390 |
| Kitchen & Canteen | 115.00 | 1,237 |
| Offices 1-9 | 284.60 | 3,065 |
| Ancillary/Corridors/WC's | 202.80 | 2,183 |
| First Floor | | |
| Classroom/ Offices 1-6 | 194.50 | 2,093 |
| Boardroom | 28.10 | 303 |
| Kitchen | 14.10 | 151 |
| Ancillary/Corridors/WC's | 61.50 | 662 |
| SUB TOTAL | 1,081.40 | 11,640 |
| Workshops | SQ/M | SQ/FT |
| Workshop 1-4 | 695.10 | 7,482 |
| Kitchen | 18.30 | 197 |
| Office | 14.30 | 154 |
| Ancillary/Corridors/WC's | 38.30 | 412 |
| SUB TOTAL | 766.00 | 8,245 |
| TOTAL | 1,847.40 | 19,885 |
| | Hectares | Acre |
| Site Area | 0.73 | 1.8 |



Office Accommodation

The office accommodation is arranged over two-storeys with the ground floor accommodation offering a central reception facility with a range of training rooms, classrooms and meeting rooms provided.

Comprehensive canteen area / lounge and kitchen facilities are provided off the reception area in the single storey section of the premises. Additional classrooms and I.T suites are also provided. The first floor offices offer a range of classrooms, offices and include additional kitchen and WC facilities, all accessed off a central corridor.



Workshop Accommodation

The workshops are set to the rear of the office blocks and connected via an internal link from the reception. The workshops total approx. 9,000 Sq. ft. and are arranged in an L-shape configuration which are currently separated into four individual areas, all provided with concertina rollers shutter giving access to a central courtyard.

The accommodation is of steel portal frame construction under steel truss roof covers. Internally the premises includes concrete floor slabs throughout, 3-phase electricity supply, separate staff WCs and kitchen facilities. Externally, the property benefits from a large storage compound of approximately 1 acre, with security gated access and palisade fencing to the perimeter.



Planning

The property has the benefit of a valid planning consent for its existing education centre use (F1). Our initial investigations indicate the reinstatement of the original office/ industrial consent would be acceptable.

The premises may suit a range of alternative uses, including roadside, trade counter, bulk goods retail.

Interested parties are advised to make their own enquiries, with Wigan Planning Department to determine the suitability of any proposed alternative use.

Rates

The property is assessed in the Valuation List as at April 2017 as: "Training centre and premises" with a Rateable Value of £77,500.

EPC

A copy of the properties energy performance certificate is available on request.

VAT

The levy Value added Tax will be charged on any transaction at the prevailing rate.

Term

New FRI lease offers invited. Rent and terms by negotiation.

Further Information

Various relevant documents are held in a data room. Access to the data room is available on request.



Viewings

Viewing strictly strictly via either of the joint agents:



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