

Unit 10 Clayton Court, Clayton
Street, Wigan WN3 4DA

Industrial unit
420.66 SQM (4,528 SQFT)

to let



£Rent on application

- Self-contained modern unit prominently positioned on popular industrial estate
- Close to Wigan town centre
- Suitable for a variety of uses subject to necessary consents
- Available from end of January 2023

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10 Beecham Court, Wigan. WN3 6PR

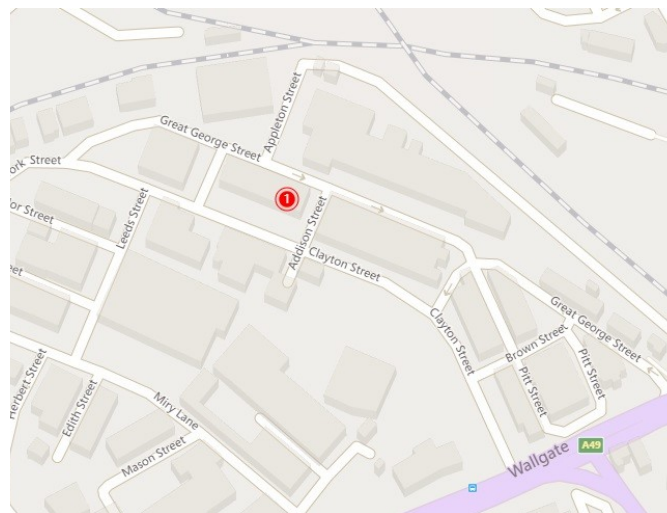
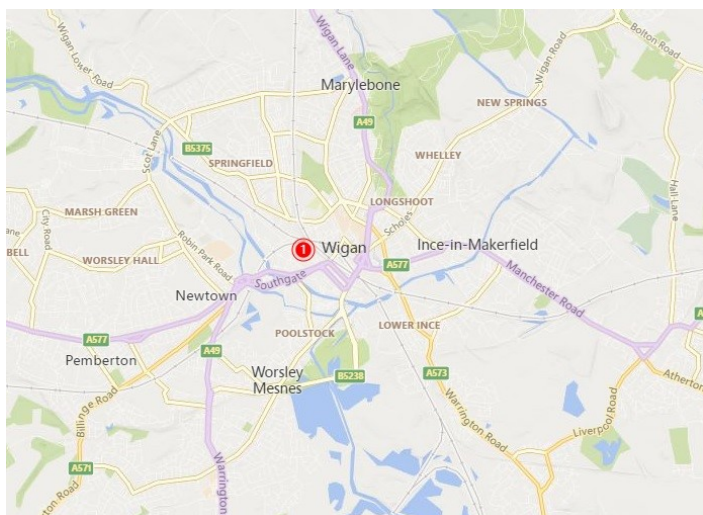
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Location

The unit is situated on an island site fronting onto Clayton Street within the popular Miry Lane trade and industrial area of Wigan town centre. Occupiers in close proximity include trade counters, car sales and other light industrial users. The property is situated within walking distance of Wigan town centre and all its amenities.

Description

The subject unit provides for a warehouse/industrial unit of portal frame construction. The unit benefits predominately open plan warehouse/manufacturing space accessed from a small enclosed yard area via roller vehicular access door. There is an outrigger to the front elevation of the unit which provides some ground floor plan and welfare accommodation along with 1st floor office.

Services

We understand the premises benefits connection to main services to include mains water, drainage, and electric. We understand the electric is a landlords supply provided to the tenants on a sub-metered basis. Water, along with foul and rainwater drainage is recharged to the tenants on a pro-rata basis.

Accommodation

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

| | SQM | SQ FT |
|---|--------|-------|
| GF Warehouse plus 1st floor office & mezzanine area | 420.66 | 4,528 |

Rating

The property has the following entries in the 2017 Rating Assessments List. Small business rates relief may be available subject to qualifying criteria and any clarification should be sought via the Local Authority.

| | Rateable Value (2017) | Estimated Rates Payable |
|----------------------|-----------------------|-------------------------|
| Warehouse & Premises | £9,800 | £5,017.60 p.a. |

Tenancy

The property is available by way of a new effective full repairing and insuring lease on terms to be negotiated.

Rental

On application.

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.

VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is applicable and will be charged to rental. Your legal adviser should verify.

EPC

The unit has an Energy Performance Certificate Rating of D-84.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

December 2022

Ref: AG0666

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Anti Money Laundering

In order to discharge as legal obligations including those applicable under Anti Money Laundering Regulations, the owners agents will require a level of information from the successful bidder. In submitting an offer you agree to provide such information as required when heads of terms are agreed.

Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom the act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.



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