

Unit 1A, Lockett Road, Ashton in
Makerfield, Wigan WN4 8DE

to let

Office premises
214.73 SQM (2,311 SQFT)



Inclusive rent on
application

- Effectively self-contained modernised ground floor office accommodation
- Circa 16 car parking spaces on site
- Well provided for in terms of welfare, kitchen and canteen facilities
- EV charging points available (charged separately)
- Available as turnkey office operation

PARKINSON
REAL ESTATE ●●●●

Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

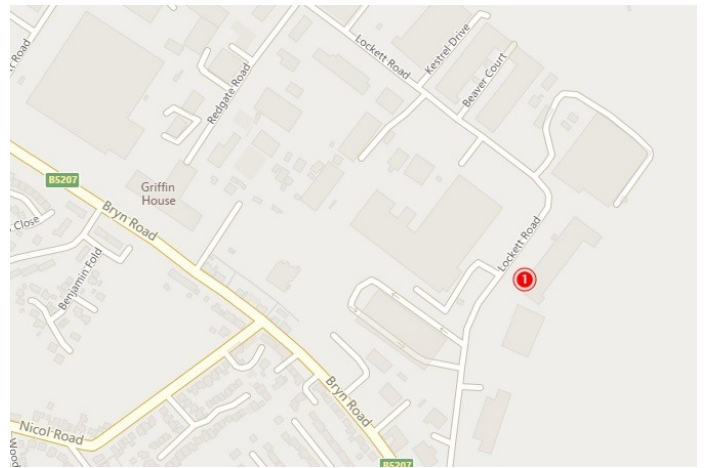
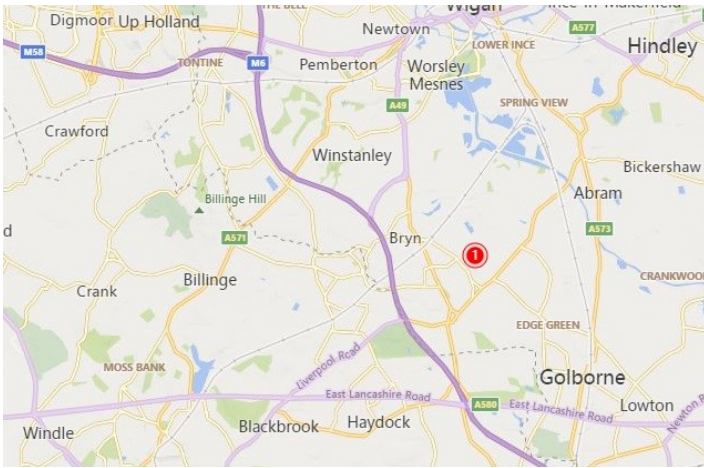
01942 741800



RICS

the mark of
property
professionalism
worldwide

www.parkinsonre.com



Location

The subject premises are situated within the recognised commercial business location of Three Sisters Industrial Estate approximately 2 miles south of Wigan town centre and 0.5 mile north of Ashton town centre. The offices had been an integral part of a larger warehouse facility but are now surplus to requirement and sit along the eastern elevation of the warehouse unit. The location provides excellent access to both J24 (northbound) and J25 (southbound) of the M6 motorway within a short drive via Ashton in Makerfield and Bryn respectively. Wigan railway stations are also easily accessible within a short drive of the premises.

Description

The offices, which were once integral to the larger warehouse facility are now surplus to the warehouse occupiers requirements and provide for essentially self-contained modernised ground floor open plan offices. Within the open plan accommodation are a number of partitioned spaces utilised as a boardroom, training room and a small meeting room. Furthermore there is a partitioned server room and the office space benefits a self-contained reception secured and benefiting from intercom and swipe card access. In addition there are male, female and disabled WC facilities and kitchen which is for the sole use for the office occupiers.

The accommodation benefits perimeter trunking, integrated LED lighting within a suspended ceiling, air conditioning and is fully furnished with 24 desks, window blinds, storage units, wall mounted screens, 4 person meeting table in meeting room, 8 person table within

the training room & 8 person table and chairs in the boardroom.

The property benefits security to include monitored CCTV and monitored intruder alarm and fire alarm system. These services are managed by the Lessor.

Services

As stated above some services will be provided by the Lessor to include provision of security and fire safety measures. Electric, water and drainage usage are to be included within the rental agreed.

Business Rates

The ingoing tenant will either pay an apportionment of the overall rates liability for the facility or the entire rates liability for the subject space if a splitting of the ratable value takes place as a result of a letting (to be confirmed).

Rental

An inclusive rental is proposed. Details available on application.

VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT will be applicable on this transaction.

EPC

An Energy Performance Certificate will be made available in due course.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction. A solicitors undertaking/abortive cost deposit will be required to be paid direct to the lessors solicitors prior to the release of any legal documentation.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

Aug 2023 Ref: AG0708

PARKINSON
REAL ESTATE ●●●●

Parkinson Real Estate

10 Becham Court, Wigan WN3 6PR

01942 741800

www.parkinsonre.com



RICS

the mark of
property
professionalism
worldwide

Money Laundering

In accordance with Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser upon a sale being agreed. Therefore the proposed purchaser is to provide two forms of identification and confirmation of the source of funding will be required in the event of a sale being 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. 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.