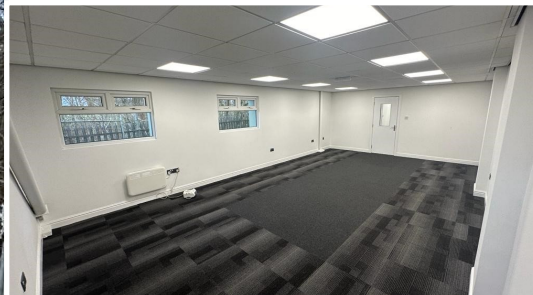


Unit 6-8 Park Road Industrial Estate,
Liverpool Road, Ashton in Makerfield
WN4 0YU

to let

Modern industrial units
From 2,783 SQFT to circa 5,800 SQFT



£rental on application

- Two adjoining units that can be let individually or combined
- Popular secure location with direct access to J24 of the M6 motorway
- Refurbished accommodation

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REAL ESTATE ●●●●

Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

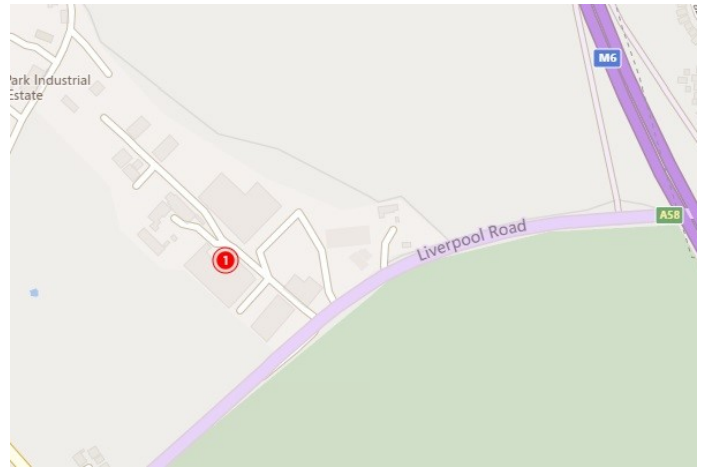
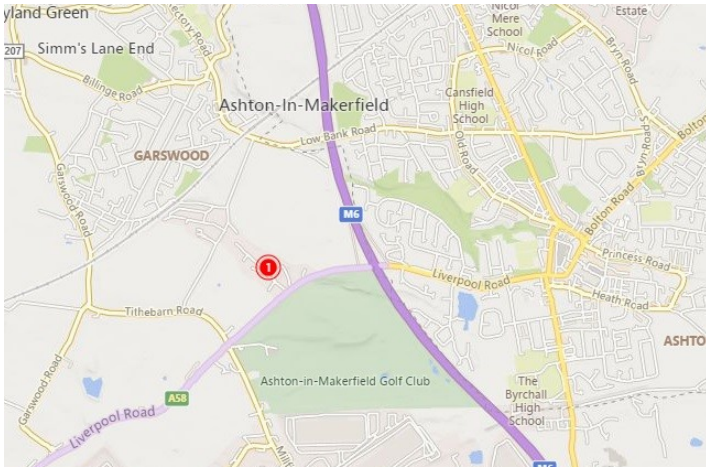
01942 741800



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Location

The unit is located close to J24 of the M6 motorway and also a short driving distance to the A580 East Lancashire Road.

Description

The units can be let combined or individually. Unit 6 provides rectangular, open plan accommodation and benefits a mezzanine which provides office and WC provisions. Units 7-8 are two end units which have been combined to provide open plan accommodation along with office, kitchen & WC facilities along with a mezzanine extending the full width of the unit to the rear. The unit benefits 2 up and over roller shutter access doors with an eaves height of 6 metres. Externally there is communal service area with car parking for use with the units for circa 9 cars. In addition externally, to the side of Unit 7-8, is an area of land upon which are 2 shipping containers positioned which could be utilised by the occupier of Unit 7-8 if required.

Whilst access is via a private road there is no estate charge and barrier security access is, at present, provided free of charge to certain owners, users and occupiers of this part of the estate.

Services

We understand all mains services are connected to the property to include mains water, drainage and electric.

Accommodation

UNIT 6	SQM	SQFT
GF Workshop	104.41	1,124
GF Office	21.14	227
Mezzanine	155.66	1,675
TOTAL	281.21	3,026

UNIT 7-8	SQM	SQFT
GF Warehouse & Office	190.35	2049
Mezzanine	68.20	734
TOTAL	258.55	2,783

Rating

The units are currently rated as one assessment attracting a rateable value of £20,750 in the April 2023 rating assessment.

It is likely that the individual assessments may fall under the rates threshold for small business rates benefit (particular in respect of unit 6) but any occupier should make their own enquiries with the local authority to ascertain the rating liability

EPC

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

Terms

The property is available to let on a term to be negotiated. A deposit will be requested.

Rental

Available on application.

VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be payable on this transaction at the prevailing rate. Your legal adviser should verify.

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 landlords 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

Jan 2024 Ref: AG0726

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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.



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