

Harlor House, Grove Lane, Standish,
Wigan WN6 0DY

to let

Commercial facility providing office accommodation
with small workshop/warehouse annexe
401.10 SQM (4,317 SQFT)



£Rent on application

- Central village location
- Local amenities within close proximity
- Good number of onsite car parking spaces within secure site boundaries
- Well appointed accommodation suitable for office and similar uses
- Useful annexe providing workshop/warehouse accommodation

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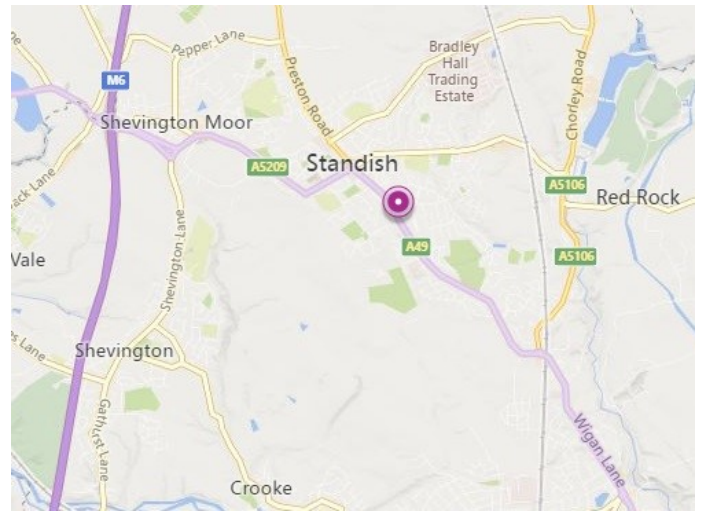
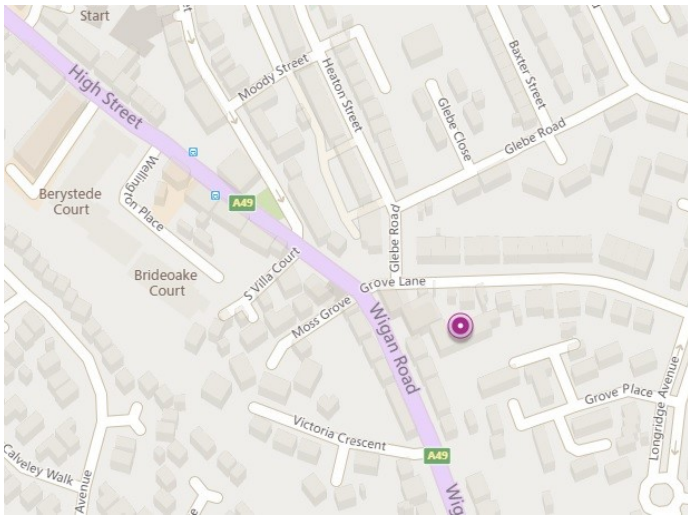
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Parkinson Real Estate 10 Beecham Court, Wigan. WN3 6PR

01942 741800

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Location

The subject premises are located some 200 yards from the centre of Standish. The property is accessed off Grove Lane, just 20 yards from the junction of High Street which is the main arterial route from Standish to Wigan town centre and is situated in a mixed use class area with some residential dwellings in close proximity with the immediate surrounding properties providing commercial uses including a funeral directors and warehouse/distribution business. Standish offers a variety of local amenities within walking distance including convenience stores, public houses, doctors, niche retailers, hot food takeaways and cafes.

Description

The subject comprises a predominately single storey bespoke built office facility which has the added benefit of an annex comprising warehouse/workshop with loading bay. There is also some first floor office accommodation provided within the roof void space. The accommodation is predominately provided as offices along with boardroom, training rooms and the like along with associated welfare facilities to include kitchen, WCs, and storerooms. The premises has gas central heating with comfort cooling in some parts of the property. In addition to the offices there is a loading bay area benefiting roller shutter access door off which is a workshop/warehouse facility. Externally there is parking for circa 13 vehicles within a walled and gated site.

Services

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

Accommodation

The property provides accommodation extending to circa 401.10 sqm (4,317 sqft). The accommodation is split to provide the following:

	SQM	SQ FT
GF Offices	263.34	2,835
GF Loading Bay, workshop & stores	91.46	984
FF Office	46.30	498

Rating

The property has the following entries in the 2023 Rating Assessments List. Interested parties should clarify these with the local authority

	Rateable Value (2023)	Estimated Rates Payable
Office, Stores & Premises	£36,500	£18,213.50 p.a.

Rental

On application

Terms

The premises are available to let on a full repairing and insuring lease basis on terms to be agreed. A deposit will be requested. A sale may be considered.

VAT

All figures are quoted exclusive of Value Added Taxation. The landlord has informed us that VAT is applicable on this transaction.

Legal costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Lessors solicitors prior to the issue of any legal documentation

EPC

The property has an Energy Performance Rating of D-90.

Enquiries & Viewings

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

Subject to contract

July 2024 Ref: AG0772

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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, 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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