

Unit B Sovereign Business Park,  
Warrington Road, Wigan WN1 3AP

to let

Self-contained office premises  
529.23 SQM (5,697 SQFT)



£Rent on application

- Under refurbishment
- Self-contained office premises
- Close to Wigan town centre
- 16 car parking spaces

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10 Beecham Court, Wigan. WN3 6PR

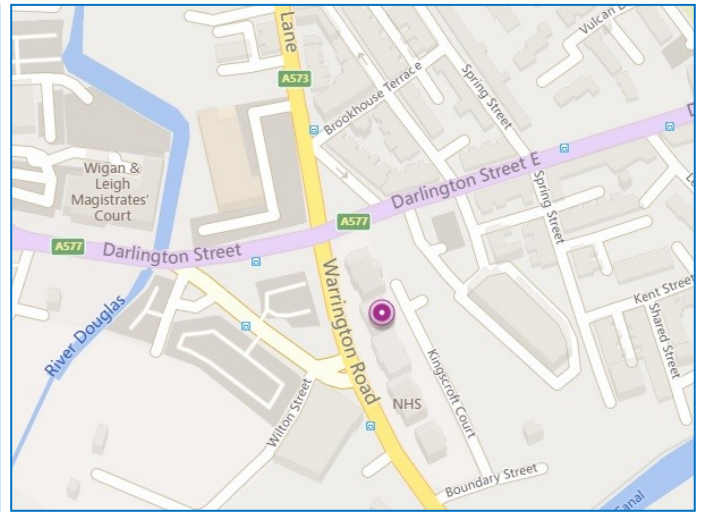
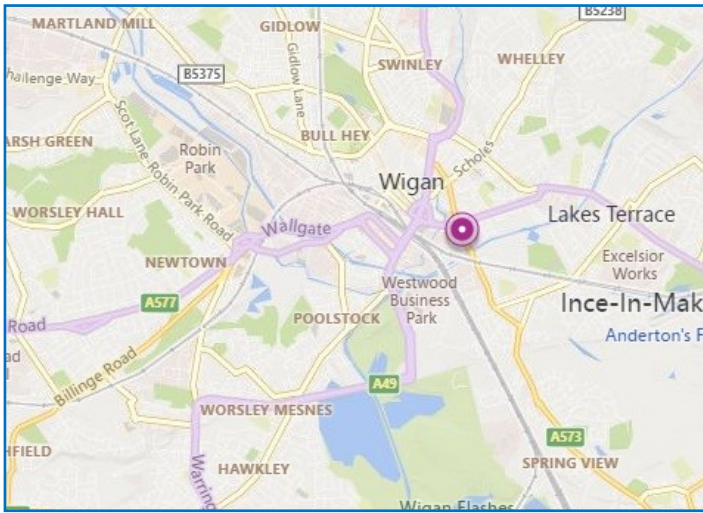
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## Location

The offices are situated within a development incorporating 5 self-contained office units. Sovereign Business Park is situated approximately 0.5 miles south of Wigan town centre and enjoys excellent transport communications being well served by the A577 and the A537. The property also benefits from its close proximity to both the M61 and M6 motorways.

## Description

The subject comprises a 2 storey detached office building of traditional construction with brick facings under a hip tiled roof. The subject benefits entrance hall with staircase leading to upper floor either side of which affords access into the ground floor accommodation. The ground floor is currently configured to provide predominately open plan space benefiting raised floor with subfloor data and power boxes. There is some cellular accommodation providing meetings rooms and private office space along with male and female WCs and kitchen. The 1st floor is predominately compartmentalised with a number of large open rooms with smaller private offices and storage facilities along with WCs and kitchen area. Throughout the premises the property is lit with LED lighting within suspended ceiling grid. There is also 16 on site parking spaces to the front of the building.

## Services

We understand mains services are connected to the property to include mains water, drainage, gas and electric. Please note that neither service connections nor any appliances will or have been tested.

## Accommodation

The property provides the following accommodation.

	SQM	SQFT
Ground Floor	265.13	2,854
First Floor	264.10	2,843
<b>TOTAL</b>	<b>529.23</b>	<b>5,697</b>

## Rating

Interested parties should make their own enquiries to the Local Authority with regards to rates payable on the premises.

	Rateable Value	Estimated Rates Payable
Office & Premises	£58,000	£29,696 p.a.

## Planning

Interested parties should make their own enquires to ensure that the premises are suitable for their proposed occupation.

## Rent

On application

## Terms

The property is available to let on terms to be negotiated on a full repairing and insuring lease basis. A deposit will be requested

## VAT

All figures are quoted exclusive of Value Added Taxation. We understand VAT is applicable on this transaction at the prevailing rate Your legal adviser should verify.

## EPC

The property has an Energy Performance Rating of D-81

## Legal costs

Each party to be responsible for their 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 release of any legal documentation.

## Enquiries & Viewings

Strictly by appointment with the agents

Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)

Tel: 01942 741800

## Subject to contract

July 2024 Ref: AG0771