

60 Warrington Road, Ince,
Wigan WN3 4JW

Trade Counter/Warehouse premises
circa 2,195.47 SQM (23,632 SQFT)

to let



£Rent on application

- Excellent modern warehouse/ manufacturing unit
- Canopy covered loading
- Large site with defined parking and loading areas
- Good on site welfare and administrative facilities

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Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

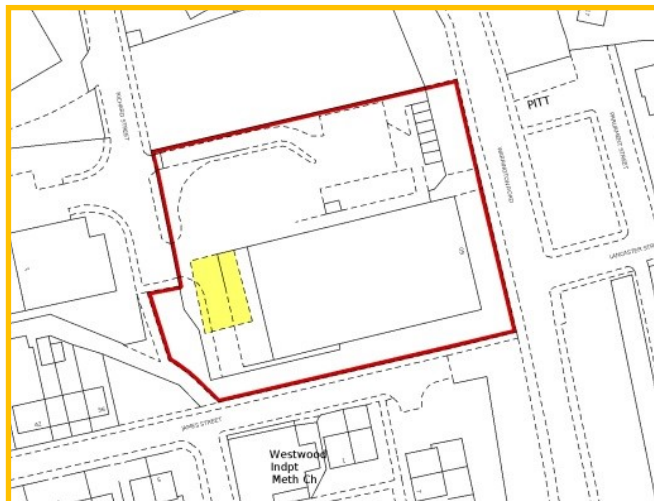
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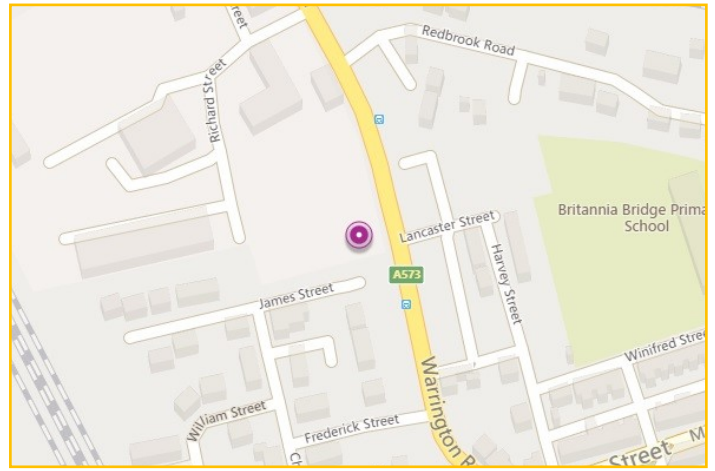
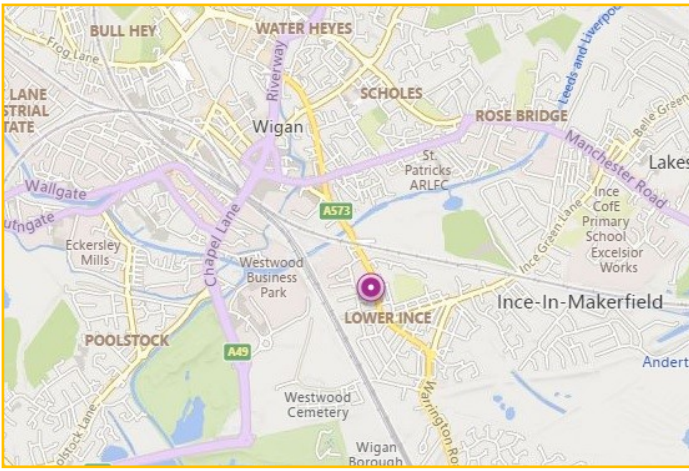
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Location

Located with frontage to Warrington Road, a main arterial route into Wigan town centre approximately 1/2 mile south west of Wigan, 6 miles south east of J5 of the M61 motorway and 3.5 miles north west of J25 of the M6 motorway. Whilst fronting Warrington Road vehicular access to the site is gained via Richard Street off Warrington Road with Richard Street itself providing a number of warehouse, industrial and trade counter facilities to include Brick Store, BuildPave and a multi-let industrial facility operated by Wigan Metropolitan Development Company.

Description

The property is a purpose built, standalone, detached trade counter/warehouse/manufacturing unit of steel portal frame construction with brick/clad elevations and a profile clad pitched roof. The property benefits from a large service yard/car park with the overall site area extending to circa 1.44 acres. The unit has an eaves height of approximately 6.3 metres with a maximum working height of 8 metres. Loading to the unit is via 2 level access doors, one of which is ramped and covered by a loading canopy to the rear elevation of the building with the other providing level access from the yard to the side elevation. The property has most recently been utilised for the purpose of light manufacturing, assembly and distribution

Services

We understand all mains services are connected to the property to include mains water, drainage and electric. Please note service connections or appliances have not been tested.

Accommodation

The property provides the following accommodation

	SQM	SQFT
GF Warehouse, Stores & Admin Offices	1,639.68	17,649
FF Mezzanine Offices	255.39	2,749
Mezzanine Stores	23.64	254
Mezzanine Office	38.99	420
Loading Canopy	237.83	2,560
TOTAL	2,195.47	23,632

The site area is 0.58 hectares (1.44 acres)

Rating

The property has the following entries in the 2023 Rating Assessments List. Alternative uses for the property may attract different assessments and interested parties should clarify these with the local authority

	Rateable Value	Estimated Rates Payable
Factory & Premises	£64,000	£34,944 p.a.

Terms

The property is available to let on a new FRI lease on terms to be negotiated.

Note: property available subject to vacant possession which is due October 2024

Rental

On application

VAT

All prices quoted are exclusive of Value Added Taxation. We understand from the Landlord that VAT is not applicable. Your legal adviser should verify.

Legal costs

The proposed Lessee will be responsible for the Landlords reasonable legal costs incurred in this transaction

EPC

The property has an Energy Performance Rating of D-84.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

Aug 2024 Ref: AG0774

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Money Laundering

In order to discharge our 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.