

Units 1-4 Park Industrial Estate,
Liverpool Road, Ashton in Makerfield
WN4 0YU

Modern industrial unit
570.20 SQFT (6,137 SQFT)

to let



£47,500 per annum

- Four units combined to create one lettable space
- Benefiting good onsite administrative facilities as well as workshop/warehouse space
- Popular secure location with direct access to J24 of the M6 motorway
- External forecourt providing loading and car parking facility

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Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

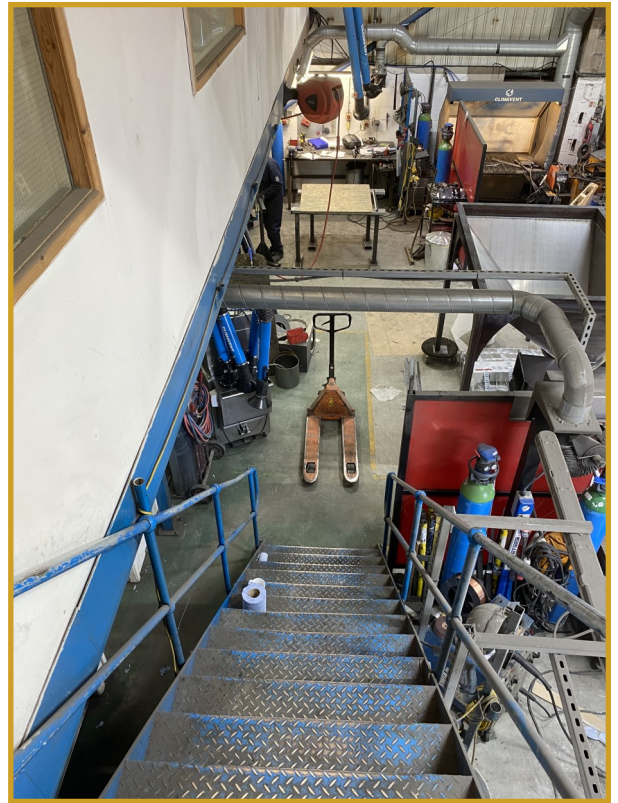


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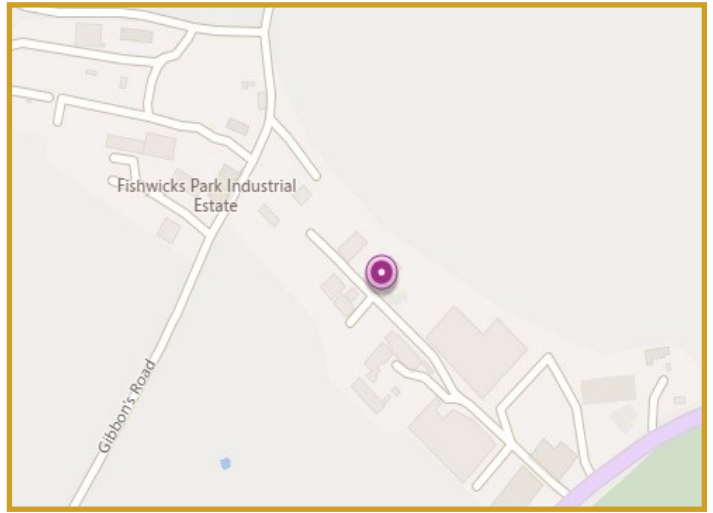
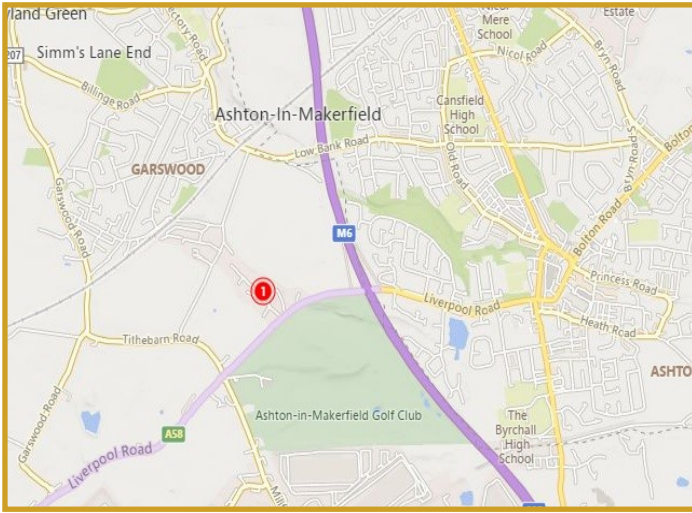
Money Laundering

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:

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Location

The unit is located on the popular Park Industrial estate which is accessed from the A58 Liverpool Road approximately 1 mile west of Ashton town centre and 1 mile north east of Haydock Industrial estate. The estate is positioned directly adjacent to J24 of the M6 motorway and also a short driving distance to the A580 East Lancashire Road.

Description

The unit provides open plan workshop/warehouse accommodation with good quality 2 storey administrative facilities provided to one gable end of the unit and staff welfare, canteen and mezzanine storage provided to the other gable end of the property with the space between providing open plan accommodation. The unit benefits a number of full height up and over roller shutter access doors serving the property which benefits an eaves height of 6 metres. Externally there is a communal service road serving a demised loading apron and car parking where up to approximately 10 vehicles can be sited whilst continually allowing for serviced access to the building.

Services

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

Accommodation

	SQM	SQFT
Ground Floor	446.00	4,800
First Floor Offices	81.20	874
Mezzanine	43.00	463
TOTAL	570.20	6,137

Rating

	Rateable Value	Estimated Rates Payable
Workshop & Premises	£24,250	£12,100.75 p.a.

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

£47,500 per annum.

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

Oct 2024 Ref: AG0789

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