



1c Cross Lane

Bililnge, Wigan WN5 7DD

Office Premises

63.64 SQM (685 SQFT)

£12,000 per annum

- Well presented self-contained single level office/workspace
- Semi-rural location
- On site parking
- Local amenities close by

To Let

10 Beecham Court,
Wigan, WN3 6PR

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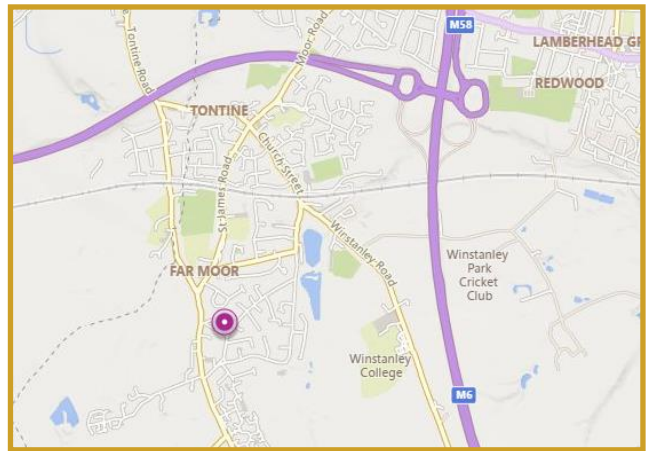
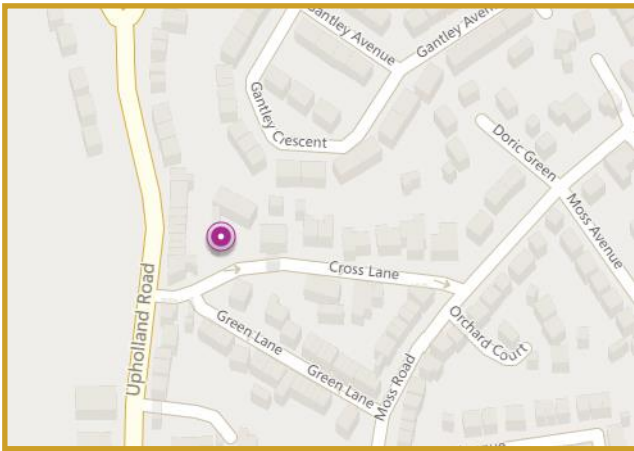
t: 01942 741800

e: info@parkinsonre.com

www: parkinsonre.com

Additional Plans / Photos





Location

The subject is situated within an enclosed complex of 3 other similar commercial units off Cross Lane, in a predominately residential location of Billinge but just off a main arterial road (Upholland Road) which links Billinge to Orrell. Whilst the immediate surroundings is predominately residential in nature just a short walk from the subject are amenities including petrol station with bakery, restaurant & hair salon. A short drive distance are other service providers and amenities within the centres of Orrell and Billinge and J26 of the M6 motorway which leads to the M58 motorway is a 5 minute drive away.

Description

The property provides for a number of compartmentalised office suites within a single self-contained facility accessed via its own lobby area. Off the reception are WCs and kitchen area. A corridor leads through to a large open plan office and 2 smaller offices. The accommodation provides for clean open space with good natural lighting, suspended ceiling grid incorporating LED lighting and conditioned by a gas central heating system.

There is ample public car parking to local streets and in proximity to the subject and there are 2 allocated parking spaces directly to the front of the subject within the gated shared courtyard area.

Accommodation

The property benefits the following accommodation measured in accordance with RICS Code of Measuring Practice

	SQM	SQFT
Retail Store, WC	39.50	426

Rating

The property has the following entries in the 2023 Rating Assessments List. Interested parties should clarify these with the local authority as further concessions may also be available. Businesses qualifying for small business rates relief should have zero rates to pay

	Rateable Value	Estimated Rates
Office & Premises	£6,000	£2,994 p.a.

Terms

The premises are available to let on a full repairing and insuring lease basis at a term to be agreed. A deposit will be requested.

Rental

£12,000 per annum exclusive.

Services

The property is metered separately and utilities and services are payable direct to providers in accordance with usage. Please note that neither service connections nor any appliances have or will be tested prior to completion

VAT

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

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 E-113.

Enquiries & Viewings

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

Subject to Contract

Jan 2025. Ref: AG0801

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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.

MONEY LAUNDERING REGULATIONS - Under Money Laundering Regulations we are obliged to verify the identify of any proposed purchaser once a sale has been agreed. This is a requirement under statute and therefore upon any offer being accepted a request will be made to the purchaser for various personal information to assist in verifying their ID.