



Office at Unit 5 Park Industrial Estate

Liverpool Road, Ashton in Makerfield
WN4 0YU

Office Premises
52.28 SQM (563 SQFT)

£6,000 per annum

- Modern office space
- Popular secure location with direct access to J24 of the M6 motorway
- Benefiting 3 parking spaces

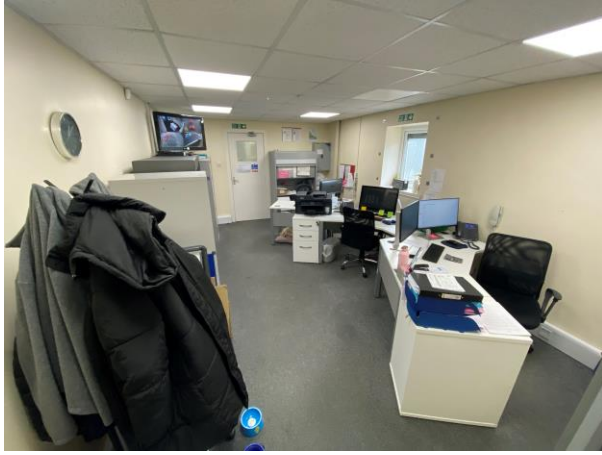
To Let

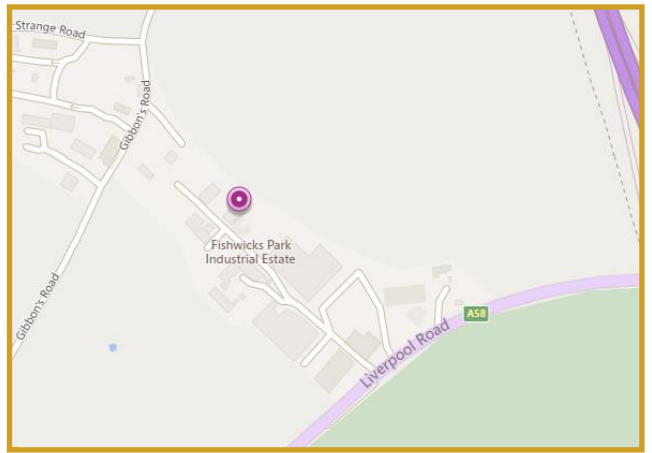
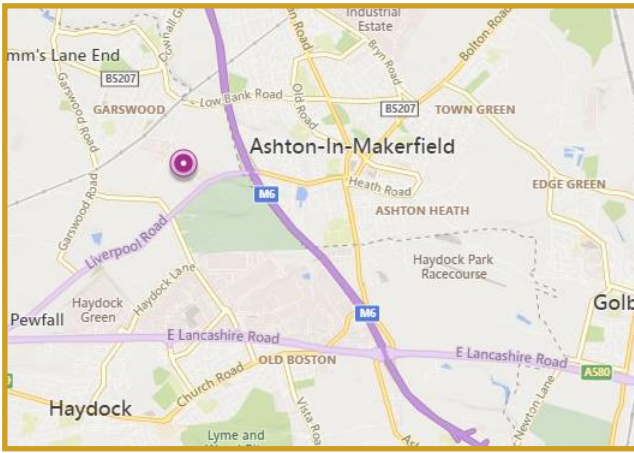
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e: info@parkinsonre.com

www: parkinsonre.com

Additional Plans / Photos





Location

The office space is to the ground floor of Unit 5 which 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

This well-appointed unit comprises 2 office spaces providing a versatile layout to suit a variety of business needs. In addition to the main offices the unit features a reception area, kitchen and WC ensuring all essential amenities are provided and a dedicated storage room offering convenient space for organisational needs. Externally, the unit benefits from 3 allocated car parking spaces providing ample parking for staff and visitors. This functional and practical unit is ideal for business seeking a comprehensive office space with easy access and convenient parking. Whilst access is via a private road there is no estate charge and barrier security access is, at present, provided free of charge to certain users and occupiers of this part of the estate.

Services

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

Accommodation

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

	SQM	SQFT
Office 1	19.88	214
Office 2	13.90	150
Reception	7.04	76
Store Room	8.92	96
Kitchen	2.54	27
TOTAL	52.28	563

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.

	Rateable Value	Estimated Rates
Office & Premises	£14,750	£7,360.25 p.a.

N.B. This assessment is for both Units 5 & 6 and will be apportioned accordingly in due course. When split it is likely that smaller business rates relief may be achieved.

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

£6,000 per annum exclusive.

VAT

All figures are quoted exclusive of Value Added Taxation. We understand VAT is applicable and will 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

An Energy Performance Certificate will be made available in due course.

Enquiries & Viewings

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

Subject to Contract

Ref: AG0805

Jan 2025.

10 Beecham Court,
Wigan, WN3 6PR

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Subject to contract

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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.