



Units 1-4 Park Industrial Estate

Liverpool Road, Ashton WN4 0YU

Modern Industrial Unit

From circa 266.00 SQM (2,863 SQFT) – 570.20 SQM (6,137 SQFT)

From **£25,000 -**
£47,500 per annum

- Originally 4 units currently combined to create 1 lettable entity. The Lessor may consider splitting into 2 separate approximate equal sized units
- Benefits 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

To Let

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e: info@parkinsonre.com

www: parkinsonre.com

Additional Plans / Photos



10 Beecham Court,
Wigan, WN3 6PR

t: 01942 741800



e: info@parkinsonre.com

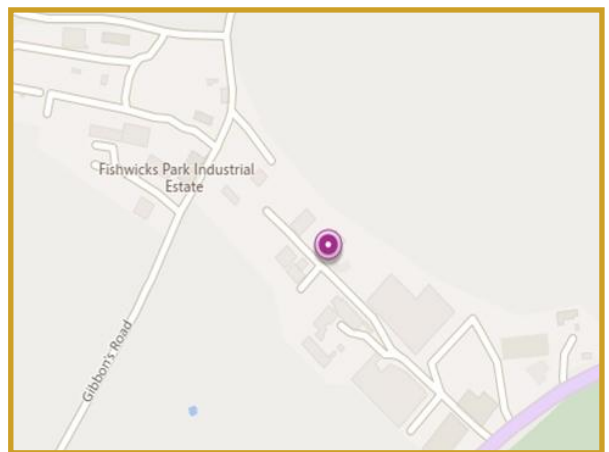
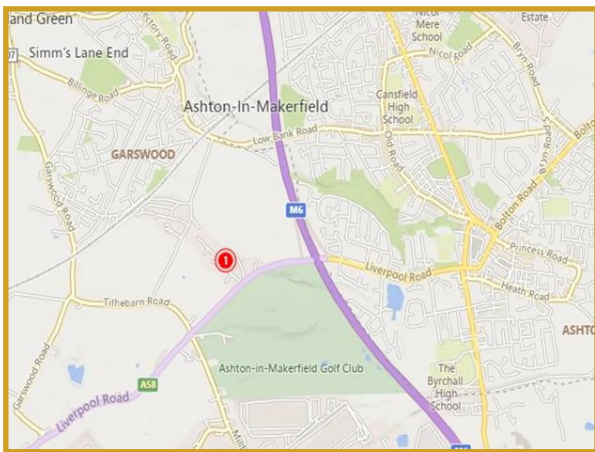
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Subject to contract

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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. Whilst provided as one unit at present, the Lessor will consider installing a dividing wall splitting the existing unit into 2 roughly equal sized lettable entities with all services to be split.

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
Ground Floor	446.00	4,800
FF Offices	81.20	874
Mezzanine	43.00	463
Total	570.20	6,137

Note: the above accommodation provides for the total accommodation of the single unit as it is currently configured however, the Lessor will consider splitting into 2 roughly equal sized units upon application.

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.

	SQM	SQFT
Workshop & Premises	£24,250	£12,100.75 p.a.

N.B the above is the assessment for the whole and a reassessment will need to take place if the property is to be split

Tenure

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

From £25,000 - £47,500 per annum

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

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

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Sept 2025 Ref: AG0789.

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