

Units 1a & 1b

86a Bolton Road, Ashton in Makerfield, Wigan WN4 8PF

Industrial Premises
121.42 SQM (1,307 SQFT) each

£20,000 per annum (per unit)

- **2 brand new commercial buildings**
- **Ideal for variety of business uses subject to planning**
- **Secure gated site due to for completion May 2026**

To Let

PARKINSON
REAL ESTATE

e: info@parkinsonre.com www: parkinsonre.com

Additional Plans / Photos





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Wigan, WN3 6PR

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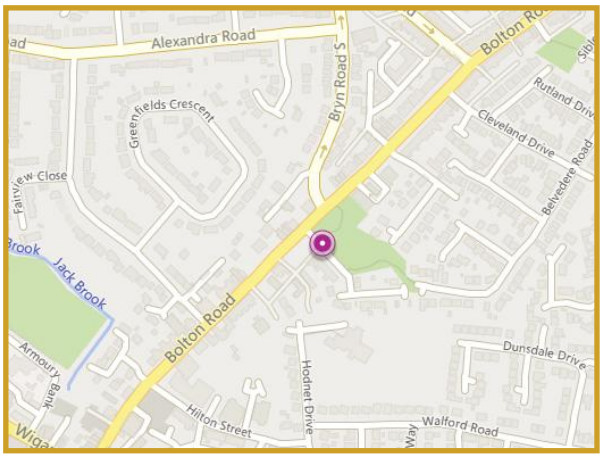

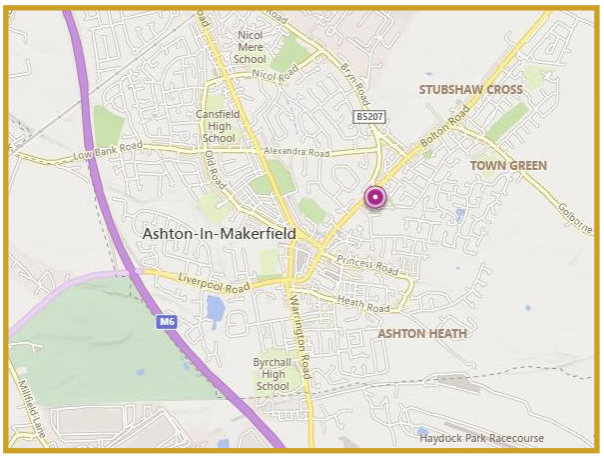

Location

The subject premises are situated within a new development of units accessed off Bolton Road to the east of Ashton town centre. The town centre and local amenities are in close proximity with many being within walking distance. J24 of the M6 motorway is a short drive away via the A58.

Description

The 2 units within the complex are both identical in size and nature benefiting the following features. Built to modern high specification, the units benefit an eaves height of 5.25 metres and a maximum working height of 6.64 metres. Each unit will benefit entrance vestibule along with space for an office and WC. A full height roller shutter access door provides adequate servicing from the surrounding service yard and high levels of glazing offer both good levels of natural lighting and a modern attractive aspect feature to the external appearance. The surrounding site is secure and will benefit communal lighting and electric vehicle charging points.

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 been tested prior to completion

Accommodation

	SQM	SQFT
Unit 1a	121.42	1,307
Unit 1b	121.42	1,307

Rateable Value

The units have not yet been assessed for rating purposes and interested parties should make their own enquiries to Wigan Council rating department regarding the potential business rates liability.

Planning

The units are considered suitable for a variety of uses subject to planning. The units have been constructed with the benefit of planning for uses within Use Class E. Interested parties should make their own enquiries to Wigan Planning Department in respect of determining whether their proposed use meets with the planning consent in place.

Rental

£20,000 per annum exclusive (per unit)

VAT

All figures are quoted exclusive of Value Added Taxation. We are informed that the property is elected for VAT purposes and therefore VAT will be payable on the transaction. 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

Energy Performance Certificates will be made available on completion.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com
Tel: 01942 741800

Subject to Contract

Ref: AG0879 March 2026.

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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 they 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.