

# Zone 1 - Unit 9 | Bradley Hall Trading Estate

Standley Hall Trading Estate, Standish, Wigan, WN6 0XQ

## Zone 1 - Unit 9 | 531 sq ft

#### Industrial Unit coming soon

This space provides high quality accommodation suitable for a variety of uses to include light industrial, manufacturing, retail warehouse/trade counter, or simply secure storage space.

Bradley Hall Trading Estate is situated in a well established business location, in the Standish area of Wigan, Greater Manchester. Standish is located less than 1 mile south west of the estate and offers excellent amenities.

Lease Type	New
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- Private Yard
- 3 Phase Power
- 24 Hour Access
- Flexible Space
- Car Parking
- WC facilities



	Per Annum	Per Sq Ft
Rent	£3,100.00	£5.84
Rates	£1,400.00	£2.64
Maintenance Charge	£1,000.00	£1.88
Insurance	£106.20	£0.20
Total Cost	£5,606.20	£10.56

Terms, indicative rates payable only. Committation of rates payable should be sought room the variable of the Agency (www.oa.gov.uk), Units with a Rateable Value of the sets than £15.000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see http://www.on.uk/dow.br/sets.com.enter.mlp/final.bu/pinase.state.mlp/final.org/out.com.enter.blog

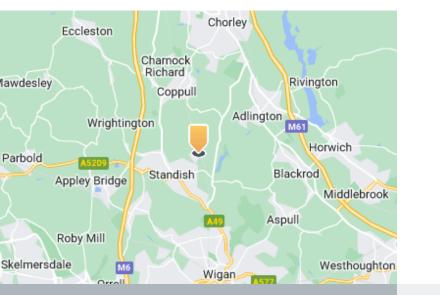
For more info please visit: <u>unit.info/UIP0101149</u>

## +440 808 169 7554

Industrial

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### Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	А



### enquiries@industrials.co.uk +440 808 169 7554

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#### Location

The estate is within easy reach of the motorway network being less than two miles from Junction 27 of the M6 and within six miles of Junction 6 of the M61.

#### Road

Wigan benefits from excellent road communications, occupying a strategic location between the M6 and M61 motorways. Junctions 27, 26 & 25 of the M6 motorway are approximately 3.5 miles west of the town whilst Junction 6 of the M61 motorway is approximately 6 miles east, both providing direct access to the regional and national motorway network.

#### Airport

Two of the North West region's largest airports are within a 45 minute drive time of Wigan. Manchester Airport is currently the UK's third largest airport, handling approximately 28 million passengers per annum with flights to over 200 destinations.

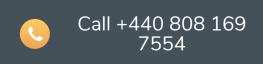
#### Rail

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### **Key Contact**



"Please drop Natalie a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



For more info please visit: <u>unit.info/UIP0101149</u>

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