

Industrial

Zone 3 - Units 103 & 104 | Bradley Hall Trading Estate

📍 Bradley Hall Trading Estate, Standish, Wigan, WN6 0XQ

Zone 3 - Units 103 & 104 | 3,292 sq ft

Industrial Unit Private & Secured With Yard

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

Situated 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



✔ Unit Summary

- 3 Phase Power
- Well Maintained Estate
- 24 Hour Access
- Flexible Space
- Car Parking
- WC Facilities

£ Occupational Costs

| | Per Annum | Per Sq Ft |
|--------------------|-------------------|---------------|
| Rent | £30,800.00 | £9.36 |
| Rates | £7,250.00 | £2.20 |
| Maintenance Charge | £5,600.00 | £1.70 |
| Insurance | £658.40 | £0.20 |
| Total Cost | £44,308.40 | £13.46 |

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

➔ For more info please visit: unit.info/UIP0101189

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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

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.

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 | C (54) |

Key Contact



Natalie Loboda

Customer Engagement Manager

"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."



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