

Industria

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

Standley 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.





### 🗸 Unit Summary

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



	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/apo/Hor-business-rate-relief/small-business-rate-relief or read our rates bloo.

#### For more info please visit: <u>unit.info/UIP0101189</u>

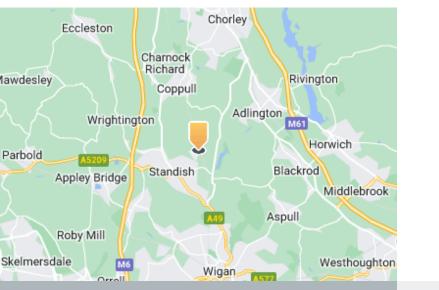
## +440 808 169 7554

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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	C (54)	



### 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.

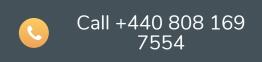
#### Rail

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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/UIP0101189</u>

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