

Bentham House, 97 Heaton Street,
Standish, Wigan WN6 0DA

to let

self contained modern offices
from 112 sqm (1205 sqft) to 233.93 sqm (2,518 SQFT)



£Rent on application

- Close circuit TV security system
- Purpose built self-contained detached office premises in pleasant setting
- Quiet location within the township of Standish
- On site car parking
- Modern cellular accommodation

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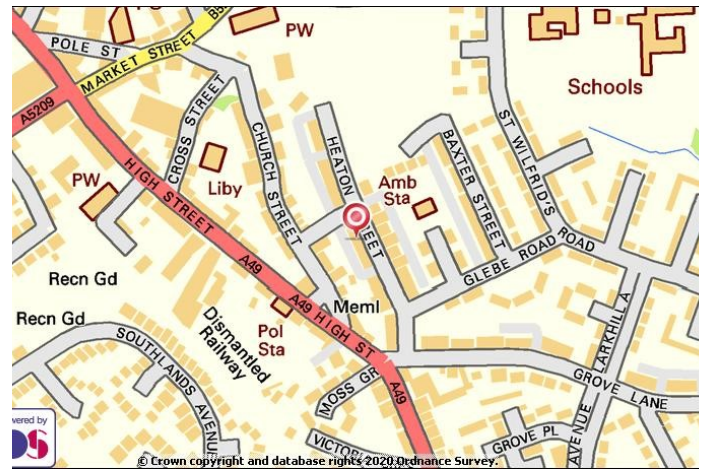
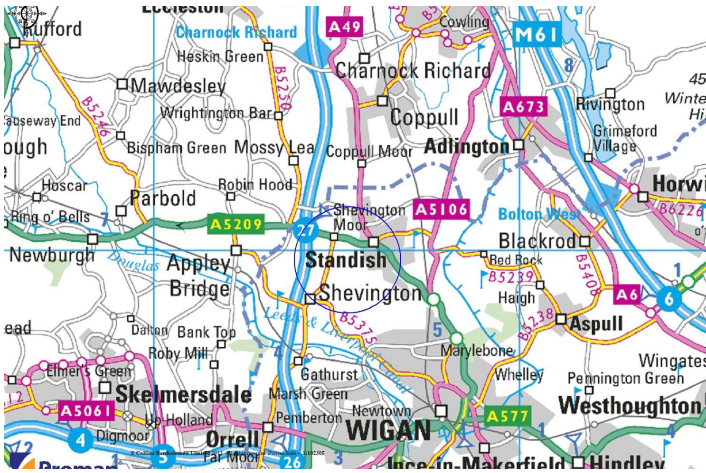
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Location

The subject property is situated at the head of a cul-de-sac and benefits from a quiet outlook with limited passing traffic. Heaton Street is primarily residential & at the head of Heaton Street is St Wilfred's Church which the subject property sits adjacent to. Standish is a popular township on the outskirts of Wigan being just one mile from J27 of the M6 motorway and a slightly further drive to J8 of the M61 motorway. Standish, which can be walked to within minutes from the subject property, offers a range of amenities and facilities including doctors, public houses, restaurants, shops, supermarkets, barbers, beauticians, etc.

Description

Bentham House is a purpose-built detached 2 storey office facility along with associated external landscaped areas and car parking. The accommodation internally is cellular, benefiting an inviting reception leading to well-presented office and welfare facilities along with boardroom and training room. The site benefits security measures including coverage by a closed circuit television security system

Planning

We understand that the property benefits from planning consent for use as office and associated accommodation. Interested parties should make their own enquiries with the local planning authority as to their proposed use of the facility.

EPC

The property has an Energy Performance Rating of C-63.

Accommodation

The property provides for spacious accommodation extending to provide for a net usable area of 233.93 sqm (2,518 sqft) laid out as follows:- Ground Floor – reception leading to hallway, off which is an administrative office, male WC, disabled WC, IT room, interview room, manager's room and training facility - circa 112 sqm (1205 sqft) on a net internal basis.

First Floor – landing leading to open plan administrative office, male WC, female WC, kitchenette, accounts office, further administrative office, Managing Director's office and conference/boardroom - circa 121.93 sqm (1312 sqft)

Rating

The property has the following entries in the 2023 Rating Assessments List.

	Rateable Value	Estimated Rates Payable
Floor 1, Office & Premises	£10,750	£5,364.25 p.a.
Floor 2, Office & Premises	£9,500	£4,740.50 p.a.

Note. The previous occupiers applied to have the accommodation split to facilitate 2 separate companies occupying the individual spaces and a new occupier may wish to do the same and may therefore qualify for small business rates relief if 2 separate qualifying companies occupy each of the separate spaces or a new tenant may wish to combine the assessment into 1 single assessment once again should they decide to occupy as a single entity.

Rental

Available on application.

Preference is to rent the building to one tenant in its entirety however consideration will be given to splitting the building on a floor by floor basis.

Services

We understand all mains services are connected to the property. The property benefits gas fired central heating system feeding wall mounted radiators.

VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT will not be applicable on this transaction.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction. A solicitors undertaking/abortive cost deposit will be required to be paid direct to the lessors solicitors prior to the release of any legal documentation.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

June 2023 Ref: AG0688

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Money Laundering

In accordance with Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser upon a sale being agreed. Therefore the proposed purchaser is to provide two forms of identification and confirmation of the source of funding will be required in the event of a sale being agreed.

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 the act, give notice that:

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