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For Sale / To Let - Office Accommodation - 5,545 sqft



Unit E, Sovereign Business Park, Kings Croft Court, Wigan, Lancashire, WN1 3AP

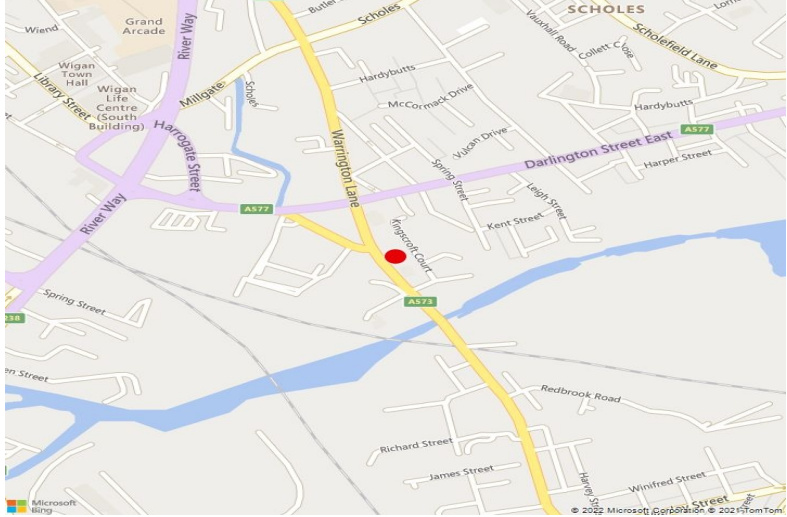
FEATURES

- Prominent roadside position.
- Solid floors with perimeter trunking (part raised).
- A mixture of open plan and cellular working areas.
- Kitchen and breakout areas.
- Suspended ceilings incorporating Cat II lighting

CONTACT

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LOCATION

Sovereign business park is situated approx 0.5miles south of Wigan town centre and enjoys excellent transport communications being well served by the A577 Manchester Road and the A537 Warrington Road. The property also benefits from its close proximity to the M6/M61 motorways.

DESCRIPTION

Situated within a development incorporating 5 self contained office units. Unit E Sovereign Business Park is a purpose built, two-storey office building which was constructed in the 1990s, measuring 5,545 sqft.

Situated approx 0.5 miles from Wigan town centre, close proximity to M6 and M61 motorways.

MEASUREMENTS

Unit E Sovereign Business Park is a purpose built, two-storey office building which was constructed in the 1990s, measuring 5,545 sqft. The building benefits the following specification:

- Prominent roadside position
- Solid floor with perimeter trunking (although one area at ground floor has full access raised floors)
- A mixture of open plan and cellular working areas
- Kitchen and breakout areas
- Suspended ceilings incorporating Cat II lighting
- Gas fire central heating system
- Double glazed windows
- Male, Female and Disabled toilet facilities
- 20 dedicated parking spaces.

Ground Floor - 3020 sqft
 First Floor - 2525 sqft

PRICE

The property is available to purchase at £550,000 for the Freehold.

BUSINESS RATES

The property currently has a rateable value of £54,500.

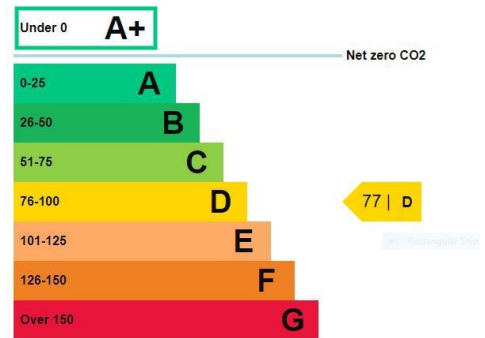
Business rates payable are expected to be around £27,904 (£5.03 per sqft).

TERMS

The premises are available by way of a new full repairing and insuring lease on terms to be agreed.

EPC

This property's current energy rating is D.



AML REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

IMPORTANT - BE Group for themselves and for the vendors or lessors of this property whose agents they are give notice that (1) the information contained within these particulars has been checked and unless otherwise stated is understood to be materially correct at the date of publication (2) all descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith. However, intending purchasers or lessors should by enquiry to this office, satisfy themselves as to the corrections and availability in each case, before making arrangements to view: (3) unless otherwise stated all prices, rents and other charges are quoted exclusive of VAT. Any intending purchaser or tenants must satisfy themselves independently as to the incidence of VAT in respect of transaction; (4) all plant, machinery equipment, services, fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore we give absolutely no warranty as to their condition or operation; (5) these particulars do not constitute part of an offer or contract; (6) the vendors or lessors do not make or give, neither do the agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.