

to let



Vermont Court

Vermont Court
Bradley Hall Trading Estate
Bradley Lane
Standish WN6 0XF

Coming soon, brand new commercial/industrial starter units
- estimated build completion February 2022

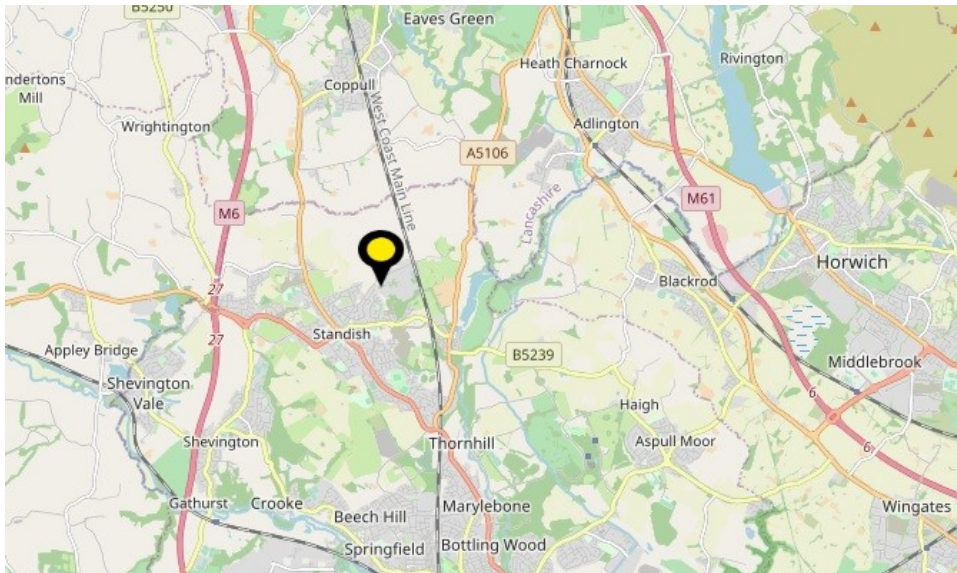
- Brand new portal frame units with eaves height of 6.5m
- Estimated completion end of February 2022
- Suitable for a variety of uses subject to planning
- From circa 100 sqm to maximum of circa 400 sqm

Location

The new units will be situated at the entrance of Bradley Hall Trading Estate, just off Bradley Lane on the outskirts of Standish, Wigan. Standish is ideally located for access to the M6 motorway, Wigan town centre and further afield to the cities of Preston, Liverpool and Manchester. Standish village itself is approximately 1/4 mile from the proposed new units and offers a wide range of amenities and services.

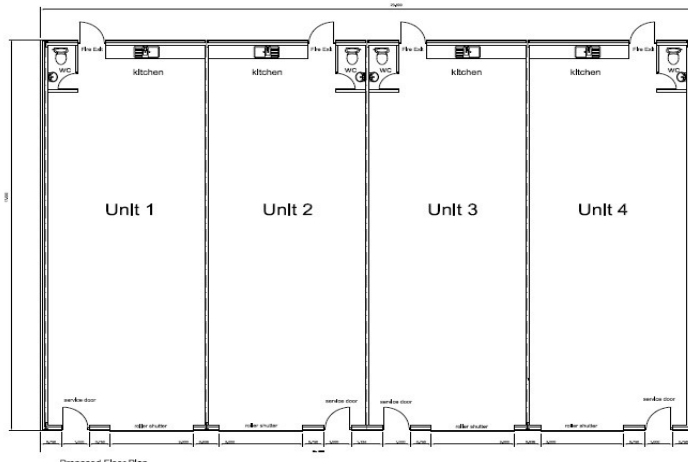
Description

The development comprises the construction of 4 terraced steel portal frame units with a mono-pitched roof and providing a maximum eaves height of 6.5m. 4 units of equal size will be provided in total however, at construction stage these can be combined to provide any combination of number of units from circa 100 sqm up to a maximum of circa 400 sqm. Each unit will benefit a roller shutter door providing access and egress for vehicles to the units from the communal yard at the front. Each unit will benefit a number of car parking spaces to the front. The units are due to be completed at the end of February 2022



Accommodation

A combined total floor area that the development will provide is up to 400 sqm (4,305 sqft). The units will be built and be able to split into 4 equal sized units of approximately 100 sqm (1,076 sqft) or any combination of a number of units up to the maximum size. Furthermore, at the construction stage prospective tenants will be able to have a say on the internal design of the units and will be able to make the units bespoke with the additions of features such as mezzanines, bespoke office fit out and similar such features which can all be costed and provided by the contractor. Further information available upon request.



Planning

The units will have planning for light industrial and warehouse uses however are considered suitable for a variety of other uses subject to gaining of necessary consent. Interested parties should ensure that they obtain the necessary planning consent for their own proposed occupation and use of the building.

Terms

The units are available on new lease terms to be negotiated. Further information is available upon application

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