



*Property, rooted in our heritage.
Established 1931*

PARK INDUSTRIAL ESTATE

ASHTON-IN-MAKERFIELD

WN4 0YU

Aerial boundary for illustrative purposes only.



PARK INDUSTRIAL ESTATE ASHTON-IN-MAKERFIELD WN4 0YU

Manchester - 22 miles
Liverpool - 17 miles

COMMERCIAL INVESTMENT OPPORTUNITY
TWO TENANCIES COMBINED ANNUAL RENT £155,400
CLOSE PROXIMITY TO J.24 OF THE M6.

Commercial Investment Opportunity

1.69ha (4.17 acres) of land.

£155,400p.a. rental income.

6,560sqft of accommodation.

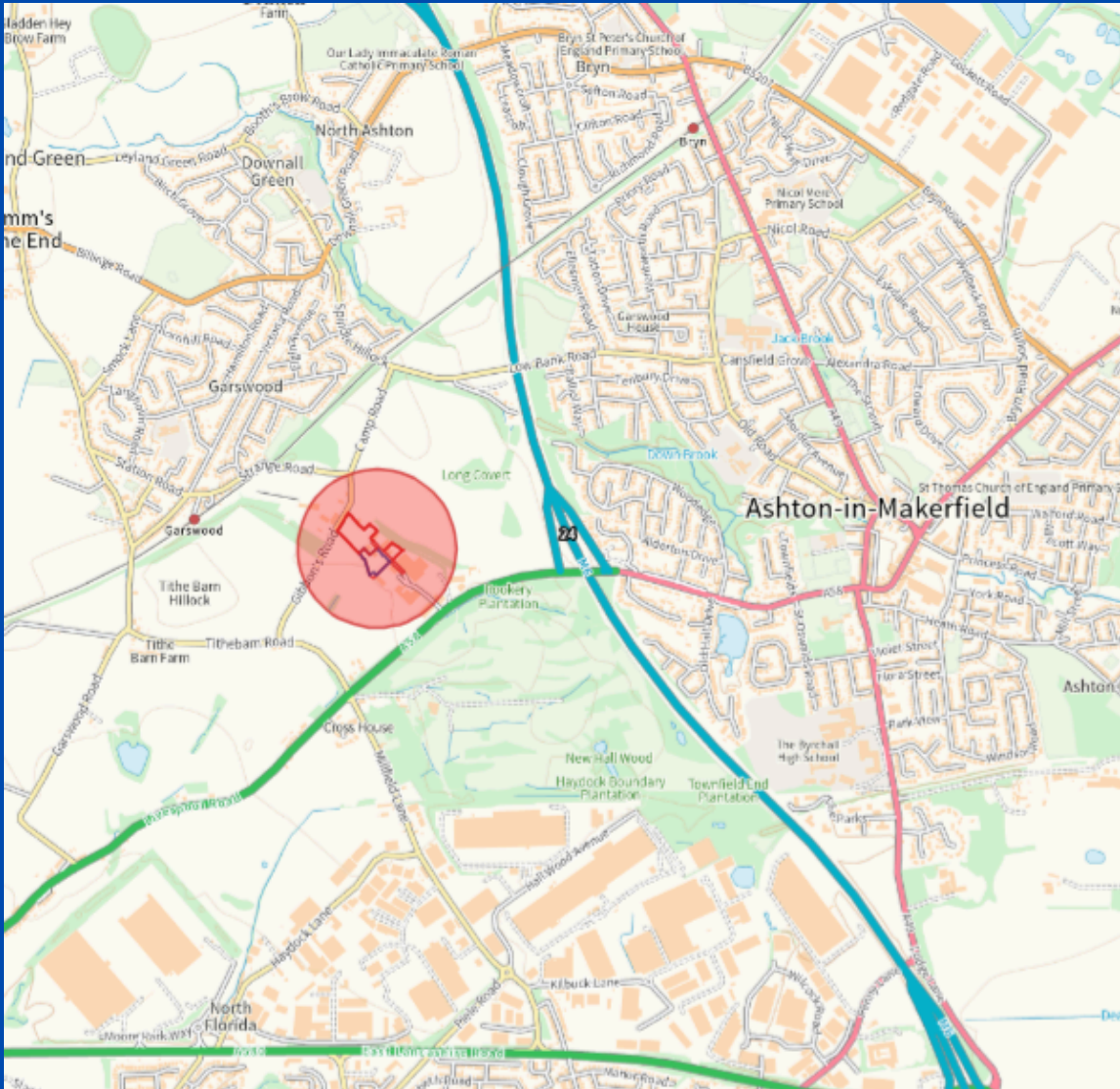
Services to site



LOCATION

The Property is located on the Park Industrial Estate in Ashton-in-Makerfield, south of Wigan, with the St Helens Borough Council administration area. The administration area has a resident population of approximately 180,000.

Park Industrial Estate has direct access to the A58, with junction 24 of the M6 being 0.3 miles to the east. Wigan is approximately 6 miles to the north, St. Helens is approximately 5 miles to the south and Manchester is approximately 22 miles to the east.



For identification purposes only. Not to scale.

Area occupied by NMS

The area occupied by NMS is within two components one comprising the office and associated car parking, the other comprising a warehouse and yard. In total the components measure 1.07 ha (2.64 ac).

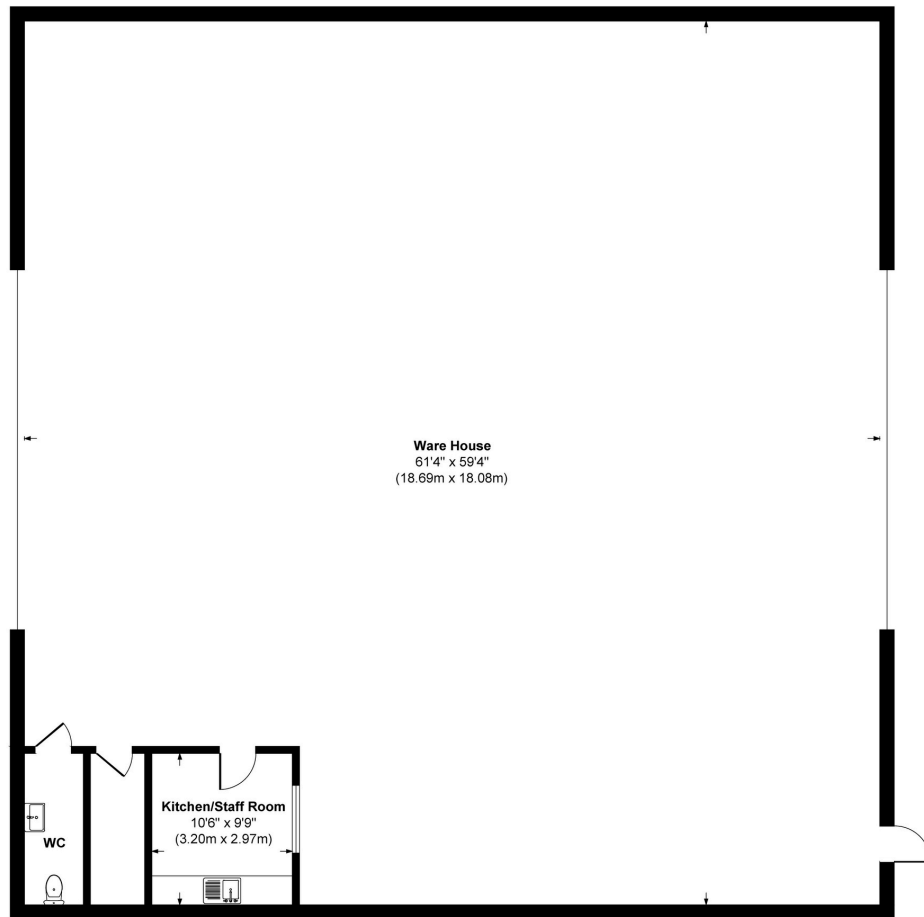
The office is purpose built of brick construction under a pitched tiled roof, the accommodation comprises approximately 2,900sqft and includes; reception room, w/c x 2, main open plan office, kitchen and six additional offices. There is car parking for approximately 30 cars over an area which is part block paved and part tarmaced.

The warehouse measures approximately 3,600sqft and is of steel portal frame construction, clad with profile metal sheeting and with approximately 5% translucent panels in the roof. There are large steel roller vehicular access doors at either end. The floor is solid concrete, lighting is provided by high level suspended lights.

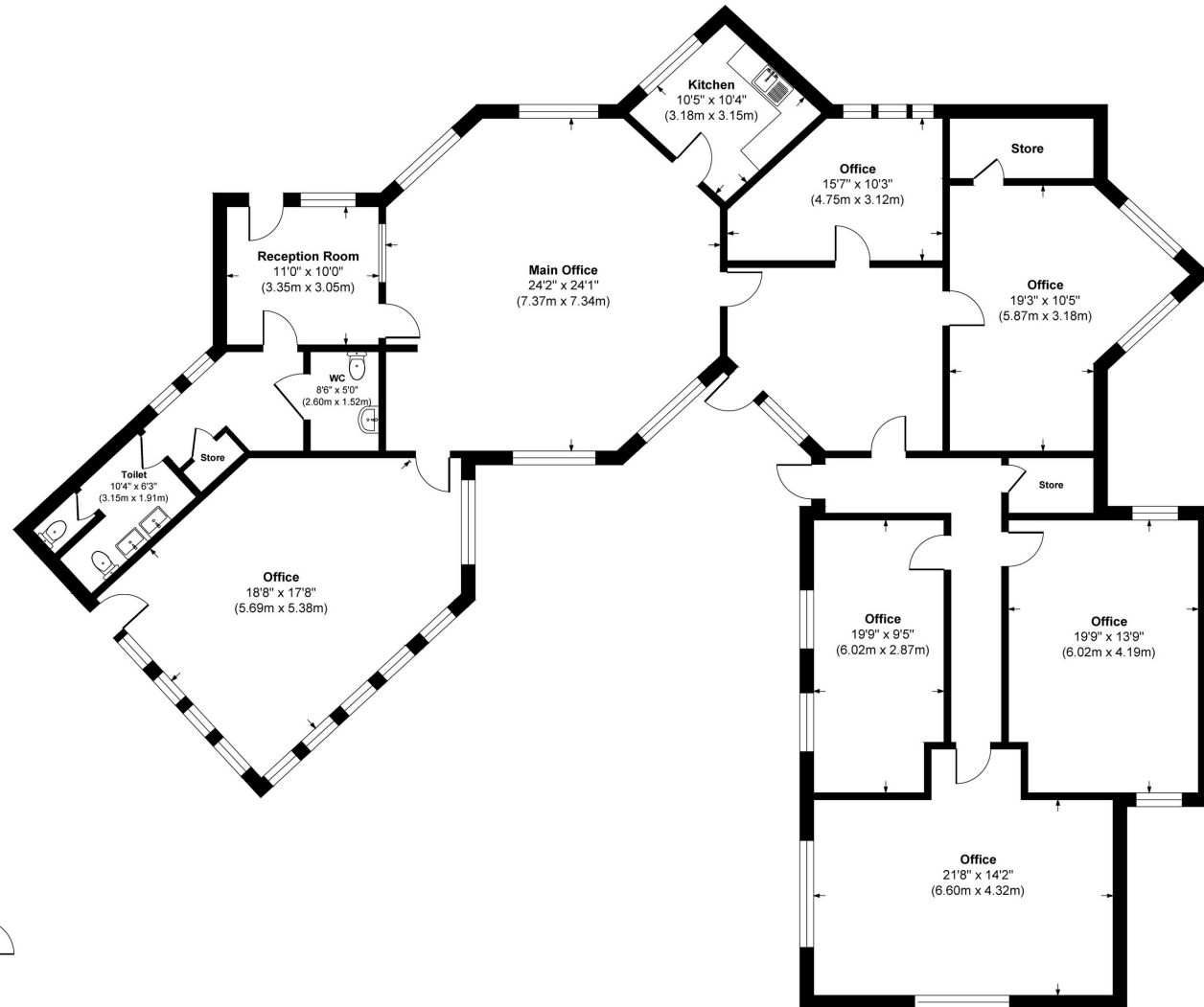
There is a telecommunications mast within the boundary which has been subject to a lease which is currently holding over.



FLOOR PLANS FOR NMS ACCOMMODATION



Outbuilding
Approximate Floor Area
3639 sq. ft
(338.07 sq. m)



Floor Plan
Approximate Floor Area
2923 sq. ft
(271.55 sq. m)

Approx. Gross Internal Area 6562 sq. ft / 609.62 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.



Area occupied by Plastech

The area occupied by Plastech measures approximately 0.46ha (1.13 ac) and includes a yard which is broadly level and surfaced with concrete, tarmac and loose aggregates.

The boundaries are secured by approximately 2-metre-high steel palisade fencing and the yard is lit.



Services

The Property we understand benefits from mains water, drainage and electricity. Heating by way of lpg . We have not tested these; all intending purchasers are recommended to carry out their own investigations before Contract.

Energy Performance Certificate (EPC)

- NMS Office; B47.
- NMS Warehouse; C74.

Flood Risk Zone

The Property in its entirety is outside of the Environment Agency Flood Risk Zone for planning.

Notifiable Weeds

None as far as we are aware.

Business Rates

The following business rates apply to the Property;

- NMS Ltd, Park Industrial Estate, Liverpool Road, Ashton-in-makerfield, Wigan, Lancs, WN4 0YU; rateable value of £46,500.
- O2 (10204) NMS Ltd, Park Industrial Estate, Liverpool Road, Ashton-in-makerfield, Wigan, Lancs, WN4 0YU; rateable value of £7,600.

Local Authority

St Helens Council, Town Hall, Customer Service Hub, Victoria Square, Saint Helens WA10 1HP. www.sthelens.gov.uk.

Easements, Wayleaves, Public & Private Rights of Way

The property is sold subject to and with the benefit of all public and private rights of way, light, drainage, cable, pylons, or other easements, restrictions or obligations, whether or not the same are described in these particulars or contract of sale.

We are aware of a mains sewer running the full length of the site. The Property also benefits from direct access onto Gibbon’s Road.

Title & Tenure

The property is owned freehold subject to the following agreements;

- NMS; lease commencing 19th November 2025 ending 18th November 2030. Rent: £108,600p.a,
- Plastech; lease proposed for 10 years. Rent; £46,800p.a. Rent Review at Year 5.
- Telecommunications Mast; 10 years from 28th November 2010. Initial Rent: £3,500p.a. with rent review at year 5.
 - Discussions are ongoing regarding a new lease.

Viewings and Enquiries:

Viewings are strictly by appointment with the sole selling agents. For the attention of Jack Sharpe MRICS FAAV. Please call 07787 576 258 or email jack@tfazakerleyandson.co.uk to arrange a viewing.

Woodland

There is an area of woodland measuring approximately 1 acre, this is available for sale by separate negotiation.

Method of Sale

The Property is available for sale by private treaty.



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