

# TO LET

**VARIOUS INDUSTRIAL UNITS AND OFFICES**

**FROM 25.04 SQ M (269 SQ FT)**

**TO 298.28 SQ M (3,211 SQ FT)**

**Lamb & Swift**  
Commercial Property

01204 522 275 | [lambandswift.com](http://lambandswift.com)



**UNITS G1, H AND H1  
OFFICES M, R, S AND T  
PRESTWICH INDUSTRIAL ESTATE  
COAL PIT LANE  
ATHERTON  
M46 OFY**

**From  
£3,950  
Per annum**

- Various industrial units and offices
- The subject site comprises approximately 7.5 acres
- Located within Atherton, 5 miles east of Wigan, 2 miles north of Leigh and 10.7 miles northwest of Manchester
- Rentals from £3,950 per annum to £23,500 per annum
- May suit a variety of uses
- No recycling or vehicle related uses

### LOCATION

The subject property is located within Atherton. Atherton is a town in the Metropolitan Borough of Wigan, in Greater Manchester. The town, including Hindsford, Howe Bridge and Hag Fold, is 5 miles (8.0 km) east of Wigan, 2 miles (3.2 km) north of Leigh, and 10.7 miles (17.2 km) northwest of Manchester.

The subject premises form part of a development known as Prestwich Industrial Estate which is located on Coal Pit Lane, on the fringes of Atherton Town Centre. The site is conveniently located within close proximity to the A577, which in turn provides access to the A580 (East Lancs) which offers a direct route to Manchester and Liverpool along with the M6 (Junction23). The site is also located approximately 2.5 miles south of the M61 (junction 5).

### DESCRIPTION

The subject site comprises approximately 7.5 acres with numerous industrial buildings and yards currently on site.

The development comprises a substantial complex of industrial buildings of differing ages and constructional styles. Aside from the built accommodation, the complex also includes for several self-contained yards (currently all tenanted).

Turning to the available accommodation there are two industrial units (Units H and H1), a small lockup unit towards the front of the site (G1) and several first-floor offices (Units M, R, S, T).

### Units H and H1:

The subject property comprises a detached industrial unit of steel portal frame construction, together with good sized roller shutter loading door. The units elevations are constructed of a combination of low-level cavity brick work elevations and clad elevations, with an aluminium profiles sheet roof covering.

Internally the unit has 3.6-meter blockwork walls and the remainder clad, there are solid concrete floors throughout and the property's benefit from three phase power supplies. Units H and H1 have been interconnected with an opening that has been created within the internal full height blockwork wall. This enables the accommodation to be either let as a whole or two individual units.

Unit H also benefits from a mezzanine which provides for additional storage space along with an office and WC facility.

We are advised the units are due to be separated and a WC installed within Unit H1.

### Unit G1:

Unit G1 comprises a small lockup of traditional masonry construction set beneath a flat aluminium profile sheet roof covering. The unit benefits from a reasonably sized roller shutter set within the front elevation, with an additional access point within the left-hand elevation along with a small external canopy.

### Units M, R, S, T:

The subject properties comprise of multiple self-contained, first floor offices located to the rear of the estate, offices M and R are located above a doggy day care centre at ground floor level and offices S and T are located above two lockup units. Internally the offices are open plan in nature with WC facilities and are decorated with a variety of laminate and carpeted floor coverings with painted blockwork walls set beneath a profile aluminium sheet roof covering.

### ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Gross Internal Areas and Net Internal Areas:

DESCRIPTION	SQ M	SQ FT
Unit H	298.28	3,211 - U/O
Unit H1	180.00	1,937 - U/O
Unit G1	25.04	269

DESCRIPTION	SQ M	SQ FT
Office M	53.96	581
Office R	62.48	673
Office S	55.43	597
Office T	47.06	507

### RENTAL

Please find below the quoting rentals for each of the Units/Offices.

UNIT/OFFICE NUMBER	QUOTING RENTAL
Office M	£4,500 per annum
Office R	£5,000 per annum
Office S	£4,500 per annum
Office T	£4,250 per annum
Unit H	£23,500 per annum - U/O
Unit H1	£15,000 per annum - U/O
Unit G1	£3,950 per annum

### LEASE TERMS

The subject properties are available by way of a new Full Repairing and Insuring licence agreement for a term of 12 months with the option to extend/convert to a lease.

### SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

### BUSINESS RATES

From our enquiries to the Valuation Office Agency website, we have been able to identify the following Rateable Value Assessments, under the 2023 Rating List, for the subject property's. We have been unable to identify rating assessments for Units H, H1 and offices S and T.

ADDRESS	RATEABLE VALUE
Office R, Prestwich Industrial Estate, Coal Pit Lane, Atherton	£5,400
Office M, Prestwich Industrial Estate, Coal Pit Lane, Atherton	£5,000
Unit G1, Prestwich Industrial Estate, Coal Pit Lane, Atherton	£1,375

Interested parties are advised to make their own enquiries with the Local Rating Authority.

The Standard Uniform Business Rate for the 2024/2025 Financial Year is 54.6 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

### LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

### VAT

VAT is applicable.

### EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

### VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

**Telephone:** 01204 522275

**Contact:** Josh Morgan or Lois Sutton

**Email:** [jmorgan@lambandswift.com](mailto:jmorgan@lambandswift.com) or [lsutton@lambandswift.com](mailto:lsutton@lambandswift.com)

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## LOCATION PLAN









