

UNITS C7 & C8 HASLEMERE INDUSTRIAL ESTATE, WIGAN ROAD, BRYN, WIGAN, WN4 0BZ



20,390 Sq Ft (1,894.23 Sq M)

- **EXCELLENT LOCATION ADJACENT TO J25 OF THE M6**
- **EAVES HEIGHT 6.2 METRES**
- **ESTABLISHED TRADING ESTATE**



LOCATION

Haslemere Industrial Estate is located adjacent to the Junction 25 of the M6 Motorway, along Wigan Road the A49, and is located only minutes away from the M6 between Wigan Town Centre and Ashton-in-Makerfield. Units C7 and C8 are located on Haslemere Industrial Estate, with an abundance of car parking to the rear of the premises.

Travelling times to the following are:

M6	1.2 Miles	2 Minutes
M62	8.4 Miles	8 Minutes
M58	6.9 Miles	9 Minutes
M56	15.3 Miles	15 Minutes

DESCRIPTION

Both units are of steel portal construction with block work elevations and steel profile cladding, under a pitched roof, which provides an eaves height of 6.2 metres, and 4.91 metres to the underside of the haunch.

Internally unit C8 benefits from an abundance of office space to ground and first floor, this also comprises of canteen, further storage area and W.C's, as well as a trade reception.

Unit C7 is relatively open plan, aside from a storage area and canteen to the rear.

Externally there is a shared loading and turning area to the front of the premises, as well an abundance of car parking and further storage to the rear.

ACCOMMODATION

	Sq. Ft.	Sq. M.
Ground Floor	18,290	1,699.19
First Floor Offices	2,100	195.09
Total Area	20,390	1,894.29

(Measurements to be confirmed)

SERVICES RESPONSIBILITY

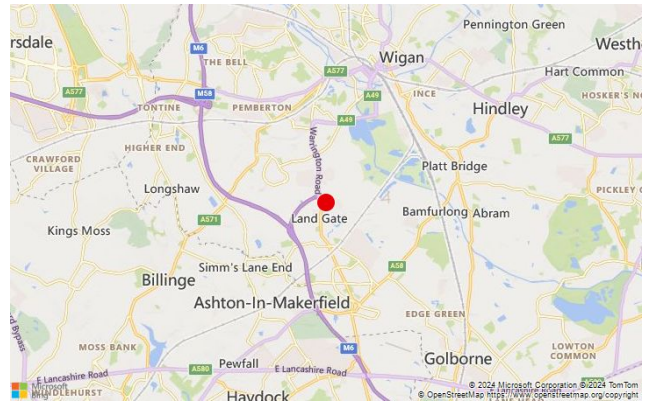
It is the prospective tenants responsibility to verify all services and systems are in working order and are of adequate capacity and suitable for their purpose.

RENTAL

£6.50 per sq. ft. per annum.

SERVICE CHARGE

Available upon request.



LEASE TERMS

The premises are available by way of a new full repairing insuring lease, for a term to be agreed.

LEGAL FEES

Each party is to be responsible for their own fees incurred in this transaction.

RATES

The premises have a Rateable Value of £67,000 per annum.

VAT

Rents and prices where quoted, are exclusive of, but will be liable to VAT at the prevailing rate.

EPC

The property has an Energy Performance Rating of D.

VIEWING

Strictly by appointment with the sole agents.
Nolan Redshaw

Contact: Jonathan Pickles
Tel: 0161 763 0825
Email: jonathan@nolanredshaw.co.uk

ANTI-MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



0161 763 0828







Energy performance certificate (EPC)

Units C7-C8 Haslemere Industrial Estate Wigan Road, Ashton in Makerfield WIGAN WN4 0BZ	Energy rating	Valid until: 30 May 2034
	D	Certificate number: 9235-5945-4132-6727-5042

Property type	Storage or Distribution
Total floor area	1,910 square metres

Rules on letting this property

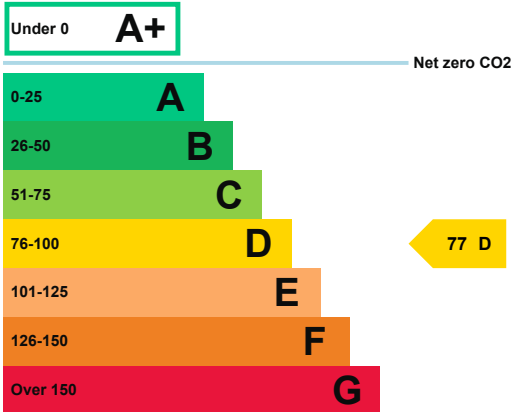
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built	20 A
If typical of the existing stock	81 D

- English
- [Newid yr iaith ir Cymraeg](#)

[Back](#)

Property

Units C7-c8, Haslemere Industrial Estate, Wigan Road, Ashton-in-makerfield, Wigan, Lancs, WN4 0BZ

Contents

- [Valuation](#)
- [Help with current valuation](#)
- [Compare properties](#)

Valuation

Current rateable value (1 April 2023 to present)

£67,000

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

[Estimate your business rates bill](#)

Valuations for this property

Valuations Help with Valuations	Effective date Help with Effective date	Rateable value
CURRENT 1 April 2023 to present	1 April 2023	£67,000
PREVIOUS 1 April 2017 to 31 March 2023	1 April 2017	£67,000

Show all sections

Valuation details , Show

How the rateable value is calculated , Show

[Get help with this valuation](#)