

UNIT 1, CLARINGTON WORKS, DARLINGTON STREET EAST, WIGAN, WN1 3BT



7,722 Sq Ft (717.37 Sq M)

- **REFURBISHED WORKSHOP / WAREHOUSE UNIT**
- **ACCESSIBLE LOCATION**
- **NEW LEASE AVAILABLE**



LOCATION

The premises are situated on the corner of Darlington Street East and Manchester Road. Darlington Street East is the A577, which provides quick access to Wigan Town Centre, approximately 1 mile to the North West. Access to the site is from Darlington Street East and also from Kirklands Street.

DESCRIPTION

The unit comprises of a modern industrial unit, of varying construction with a concrete floor and part steel trussed roof, part nissen style roof. The roof is generally clad in profile steel sheets, with filon roof lights.

The height beneath the roof trusses is approximately 4.7 metres and the main roller shutter door measuring 3.62 metres by 4.76 metres high.

There is a small office and a ramp down to a further small roller shutter door to the rear.

There is parking to the front with a concrete yard.

ACCOMMODATION

	Sq. Ft.	Sq. M.
Total Area	7,722	717.37

(gross internal)

SERVICES RESPONSIBILITY

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

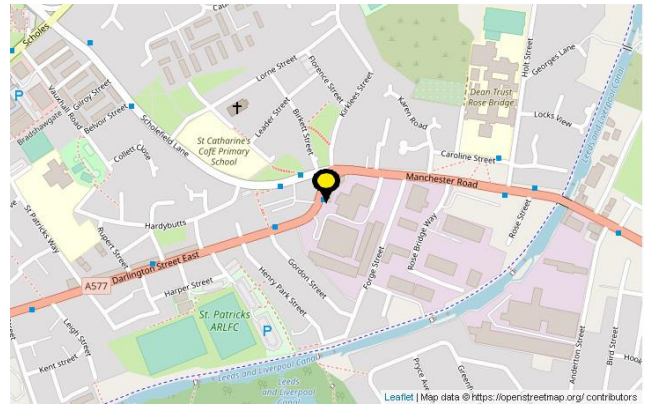
RENT

£40,000 pax

RATES

We believe the current rateable value to be £18,250. Please note that this is not the rates payable.

Prospective tenants should make their own enquiries with Wigan MBC Rates Department.



TERMS

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

LEGAL FEES

Each party to be responsible for their own legal fees.

VAT

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

EPC

The property has an Energy Performance Rating of E.

VIEWING

Strictly by appointment with the Sole Agent:
NOLAN REDSHAW

Contact: Harry Bowers
Tel: 0161 763 0826
Email: harry@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)

Unit 1 Clarington Forge Darlington Street East WIGAN WN1 3BT	Energy rating	Valid until: 4 July 2027
	E	Certificate number: 0780-0333-5149-1803-0006

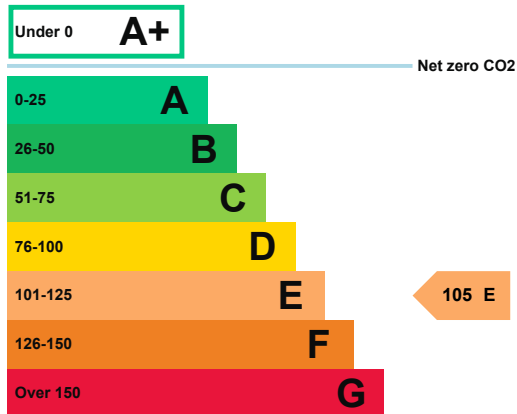
Property type	B2 to B7 General Industrial and Special Industrial Groups
Total floor area	2,179 square metres

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 E.



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

24 A

If typical of the existing stock

70 C