

Industrial

ZONE 1 - UNIT 4 | BRADLEY HALL TRADING ESTATE

Bradley Hall Trading Estate, Standish, Wigan, WN6 0XQ



ZONE 1 - UNIT 4 | 7,691 SQ FT

Industrial unit

Located within a busy and well-established industrial estate, this 7,000 sq ft unit offers an excellent opportunity for businesses engaged in light fabrication, general warehousing, or similar operations. The unit benefits from allocated yard space, ideal for loading, unloading, or external storage needs. Onsite security provides added peace of mind for occupiers, ensuring a secure working environment around the clock. The unit is available to let in its current condition, making it a practical choice for immediate occupation with minimal setup required. Suitable for a range of industrial uses, this unit combines functionality, space, and convenience in a thriving commercial location.

Lease Type

New



✔ Unit Summary

- Circulation Space
- Premier Industrial Location
- Private Yard
- 24 Hour Access
- Roller Shutter Door
- Flexible Space

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£26,700.00	£3.47
Rates	£20,459.00	£2.66
Maintenance Charge	£7,700.00	£1.00
Insurance	£1,538.20	£0.20
Total Cost	£56,397.20	£7.33

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

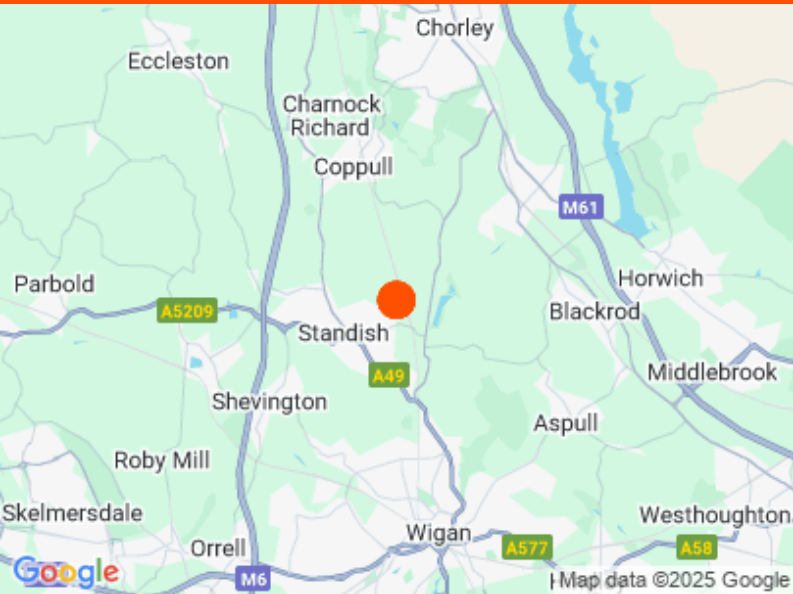
➔ For more info please visit: unit.info/UIP0101145

+44(0) 808 169 7554

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Location

The estate is within easy reach of the motorway network being less than two miles from Junction 27 of the M6 and within six miles of Junction 6 of the M61.



Road
M6: 3 miles



Airport
Manchester: 33 miles



Rail
Wigan: 5 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (53)

Key Contact



Taegie Jefford
Senior Asset Manager

"Taegie is an Asset Manager based in the North."



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