



Unit 11 Hawkley Brook Trading Estate, Hawkley Brook Trading Estate, Wigan, WN3 6XE

Light Industrial / Warehouse Unit

Summary

Tenure	To Let
Available Size	2,431 sq ft / 225.85 sq m
Rent	Rent on Application
Rateable Value	£12,750 The property may benefit from small business rate relief.
EPC Rating	C (72)

Key Points

- Well established industrial location
- Direct access to Junction 25 of the M6
- Ample parking
- New warehouse roof
- Secure estate with CCTV

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Summary

Available Size	2,431 sq ft
Rent	Rent on Application
Rateable Value	£12,750 The property may benefit from small business rate relief.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (72)

Location

The unit is situated on Hawkley Brook Trading Estate which is in the well established Marus Bridge area of Wigan, Hawkley Brook is accessed from Warrington Road (A49) via Worthington Way, the A49 provides direct access to Junction 25 of the M6 and Wigan Town Centre which is approximately 3 miles to the north.

Adjacent to Hawkley Brook Trading Estate is Marus Bridge Retail Park which the occupiers include Sainsburys, McDonalds, Asda, B&M and two petrol filling stations. Other nearby amenities include Total Fitness, Premier Inn and a Brewers Fayre.

Description

The unit comprises a mid terrace unit of steel portal frame construction with block work and brick elevations under a mono pitched roof. The unit is accessed via a roller shutter door from a dedicated loading apron and benefits from a clear working height of 2.9m – 4.43m and lighting throughout the warehouse. To the front of the property is a single storey office pod which include two WC's.

Externally there is communal parking throughout the estate and the estate benefits from good security provisions with CCTV throughout and a gated entrance.

Accommodation

The accommodation comprises the following areas:

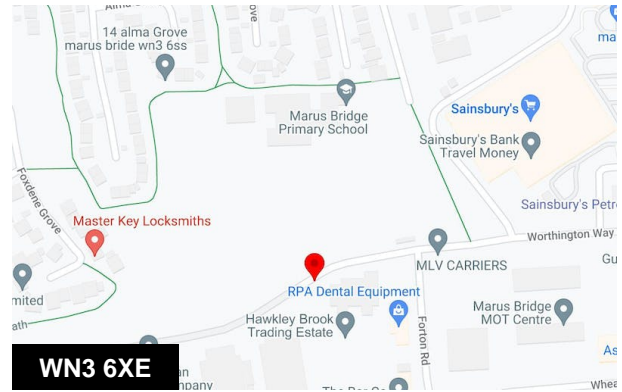
Name	sq ft	sq m
Ground - Warehouse	2,194	203.83
Ground - Office	237	22.02
Total	2,431	225.85

Terms

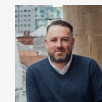
The unit is available by way of a new full repairing and insuring lease on terms to be agreed.

Anti-Money Laundering

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the potential tenant / purchaser, once a let / sale has been agreed and prior to instructing solicitors.

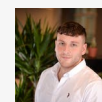


Viewing & Further Information



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Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

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