

Unit 1 Stonehouse Road, Martland Park,  
Wigan WN5 0LD

to let

Warehouse premises  
986.63 SQM (10,587 SQFT)



£58,230 per annum

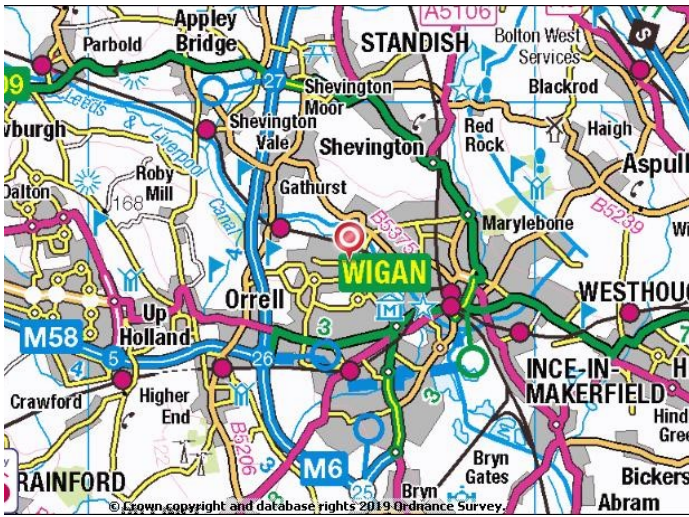
- Self-contained yard providing loading and car parking
- Warehouse facility with well appointed offices
- Popular trading estate
- Three phase electric

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## Location

The subject premises are situated on the popular Martland Park Industrial Estate located between Stonehouse Road and Kellett Close, access of which is facilitated by Challenge Way. The property is located 1 mile north of Wigan town centre and offers easy accessibility to the M6 and M58 motorways. Martland Park also benefits facilities including the Holiday Express and there is a Starbucks in close vicinity.

## Description

The unit offers a detached warehouse building with extensive self-contained external loading and car parking areas. The property benefits from ground and 1st floor office accommodations to the front elevation and roller shutter access to the warehouse. There is a minimum eaves height of 5.05 metres and the unit benefits three phase electric and ceiling mounted blow heaters.

## Services

We understand mains services are connected to the property to include mains water, drainage and three phase electric. Please note that neither service connections nor any appliances have or will be tested prior to completion

## Accommodation

The premises provides a gross internal floor area of circa 10,587sqft (983.64sqm).

## Rating

The property has the following entries in the 2017 Rating Assessments List. Interested parties should clarify these with the local authority as further concessions may also be available

	Rateable Value (2017)	Estimated Rates Payable
Warehouse & Premises	£44,000	£21,604 p.a.

## Tenure

The premises are available to let on a full repairing and insuring lease basis for a minimum term of 5 years .

## Rental

£58,230 per annum exclusive

## Service Charge

There is a small service charge payable for the upkeep of the common areas and ground maintenance.

## VAT

All figures are quoted exclusive of Value Added Taxation. VAT will be charged on the rental at the prevailing rate.

## Legal costs

Each party will be responsible for their own legal costs incurred in the preparation of the lease.

## EPC

The property has an Energy Performance Certificate, and has a rating of C-65. The Certificate and Recommendation Report can be made available on request.

## Enquiries & Viewings

Strictly by appointment with the joint agents Daniel Crawshaw at Parkinson Real Estate  
 Email: info@parkinsonre.com  
 Tel: 01942 741800

Or Richard Taylor at Dresler Smith  
 Email: Richardt@dreslersmith.co.uk  
 Tel: 0113 2455599

## Subject to contract

Sept 2019 Ref: AG0476

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### Subject to contract

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