

TO LET

Lamb & Swift
Commercial Property

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INDUSTRIAL UNIT

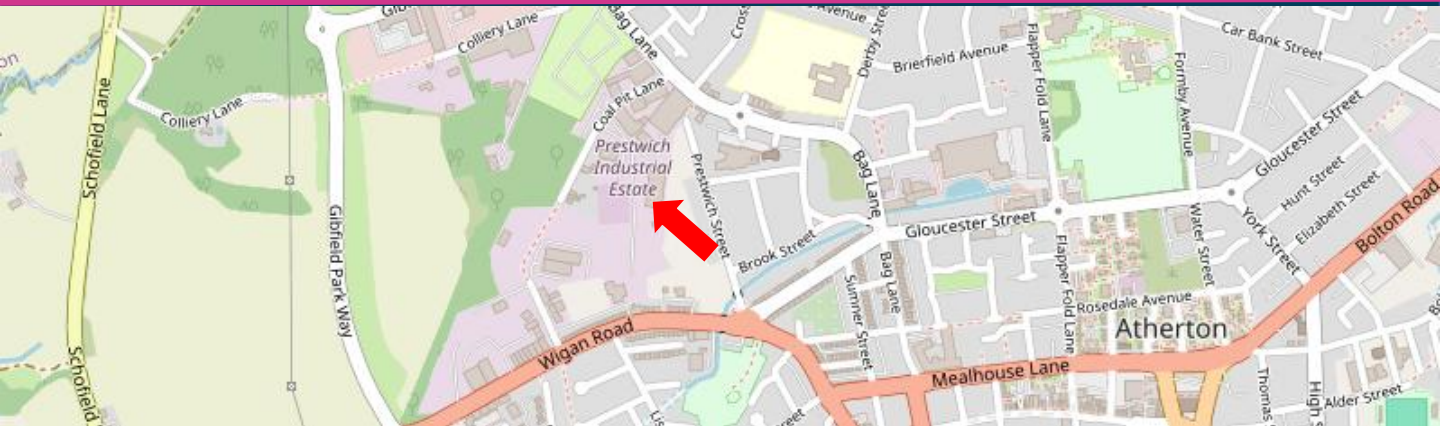
298.28 SQ M (3,211 SQ FT)



**UNIT H
PRESTWICH INDUSTRIAL ESTATE
COAL PIT LANE
ATHERTON
M46 0FY**

**£24,000
PER ANNUM**

- Established industrial site location
- Located within Atherton, 5 miles east of Wigan, 2 miles north of Leigh and 10.7 miles northwest of Manchester
- May suit a variety of uses STPP
- No recycling/waste or vehicle related uses
- Rent £24,000 per annum exclusive



LOCATION

The subject property is located within Atherton. Atherton is a town in the Metropolitan Borough of Wigan, in Greater Manchester. The town, including Hindsford, Howe Bridge and Hag Fold, is 5 miles (8.0 km) east of Wigan, 2 miles (3.2 km) north of Leigh, and 10.7 miles (17.2 km) northwest of Manchester.

The subject premises form part of a development known as Prestwich Industrial Estate, which is located on Coal Pit Lane, on the fringes of Atherton Town Centre. The site is conveniently located within close proximity to the A577, which in turn provides access to the A580 (East Lancs), which offers a direct route to Manchester and Liverpool along with the M6 (Junction 23). The site is also located approximately 2.5 miles south of the M61 (junction 5).

DESCRIPTION

The accommodation comprises an open-plan storage/warehousing unit situated within an established industrial estate, with shared loading and parking available to the frontage.

The subject property comprises an industrial unit of steel portal frame construction, together with a good-sized roller shutter loading door. The units' elevations are constructed of a combination of low-level cavity brickwork elevations and clad elevations, with an aluminium profile sheet roof covering and solid concrete floor. The property benefits from three phase power supplies.

The unit also benefits from a mezzanine which provides for additional storage space along with an office and WC facility.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
TOTAL	298.28	3,211

LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed.

The rental is £24,000 per annum exclusive.

VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

SERVICES

The mains services connected to the property include water, electricity supply and mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

BUSINESS RATES

We have been unable to identify rating assessments for Unit H. Tenants are to make enquiries with the Local Authority to confirm the Rates Payable, as the payable figure can vary subject to business use, and tenants' eligibility for rate relief.

From 1st April 2026, the standard multiplier for all non-Retail, Hospitality and Leisure properties will change to 48.0 pence in the £, or 43.2 pence in the £ for qualifying small businesses.

EPC

The property has an EPC rating C (64). A full copy of the report can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

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