

Industrial

# Zone 3 - Unit 35A | Bradley Hall Trading Estate

📍 Standish, Wigan, Lancashire, WN6 0XQ

Zone 3 - Unit 35A | 1,875 sq ft

Ideal trade counter unit available now

The unit provides high quality accommodation which is suitable for a variety of uses to include light industrial, manufacturing, retail warehouse/trade counter or, more simply, safe and secure storage space.

The unit benefits from dedicated parking as well as an abundance of shared parking for staff and customers, all within a secured estate with 24 hour access and on-site security.

Lease Type

New



## ✔ Unit Summary

- Car Parking
- Premier Industrial Location
- 24 Hour Access
- Flexible Space
- Ideal Trade Counter Units
- Well Maintained Estate

## £ Occupational Costs

|                    | Per Annum         | Per Sq Ft     |
|--------------------|-------------------|---------------|
| Rent               | £14,800.00        | £7.89         |
| Rates              | £0.00             | Not specified |
| Maintenance Charge | £2,850.00         | £1.52         |
| Insurance          | £0.00             | £0.00         |
| <b>Total Cost</b>  | <b>£17,650.00</b> | <b>£9.41</b>  |

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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.

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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

Wigan benefits from excellent road communications, occupying a strategic location between the M6 and M61 motorways. Junctions 27, 26 & 25 of the M6 motorway are approximately 3.5 miles west of the town whilst Junction 6 of the M61 motorway is approximately 6 miles east, both providing direct access to the regional and national motorway network.



### Airport

Two of the North West region's largest airports are within a 45 minute drive time of Wigan. Manchester Airport is currently the UK's third largest airport, handling approximately 28 million passengers per annum with flights to over 200 destinations.



### Rail

Wigan benefits from excellent road communications, occupying a strategic location between the M6 and M61 motorways. Junctions 27, 26 & 25 of the M6 motorway are approximately 3.5 miles west of the town whilst Junction 6 of the M61 motorway is approximately 6 miles east, both providing direct access to the regional and national motorway network.

## 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       | Strictly by prior appointment with the agents.   |
| Legal Costs    | Each party will be responsible for their own legal costs incurred.                                 |
| EPC            | D  |

## Key Contacts



Industrials Asset Manager

Elizabeth Harman



+44 (0)800 122 3690



enquiries@industrials.co.uk  
0800 122 3690

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