

Industrial

# ZONE 5 - UNIT S9 | BRADLEY HALL TRADING ESTATE

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

## ZONE 5 - UNIT S9 | 463 SQ FT

### Industrial unit

This unit offers an ideal space for business looking for storage or light fabrication needs, with an independent yard space. Its flexible layout makes it a perfect starter unit. Situated in a highly sought after industrial estate, the location boasts excellent connectivity and visibility, ensuring convenience and accessibility for your operations. Bradley Hall Trading Estate is situated in a well established business location, in the Standish area of Wigan, Greater Manchester. Standish is located less than 1 mile south west of the estate and offers excellent amenities.

Lease Type

New



### ✔ Unit Summary

- 24 Hour Access
- On-Site Security
- Premier Industrial Location
- Storage Unit
- Starter Unit
- Well Maintained Estate

### £ Occupational Costs

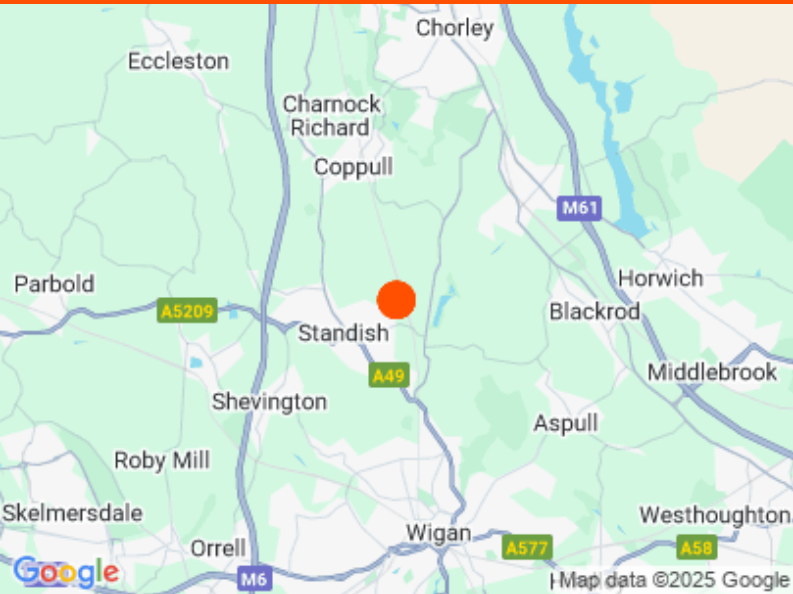
	Per Annum	Per Sq Ft
Rent	£4,900.00	£10.58
Rates	£1,996.00	£4.31
Maintenance Charge	£800.00	£1.73
Insurance	£92.60	£0.20
<b>Total Cost</b>	<b>£7,788.60</b>	<b>£16.82</b>

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  
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 (74)


## Key Contact



**Carola Parrino**

Customer Engagement Manager

"Carola is our Customer Engagement Manager for our properties in North East of England. Please contact Carola if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Indurent."

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