

TO LET

INDUSTRIAL UNIT, OFFICES AND YARDS

FROM 25.04 SQ M (269 SQ FT)

TO 931.82 SQ M (10,030 SQ FT)

Lamb & Swift
Commercial Property

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**UNIT G1
OFFICES M, R AND T
YARDS 3&4, 8 AND 10
PRESTWICH INDUSTRIAL ESTATE
COAL PIT LANE
ATHERTON
M46 OFY**

**From
£3,950
Per annum**

- Industrial unit, offices and yards
- The subject site comprises approximately 7.5 acres
- Located within Atherton, 5 miles east of Wigan, 2 miles north of Leigh and 10.7 miles northwest of Manchester
- Rentals from £3,950 per annum to £17,500 per annum
- May suit a variety of uses
- No recycling or vehicle related uses

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 (Junction23). The site is also located approximately 2.5 miles south of the M61 (junction 5).

DESCRIPTION

The subject site comprises approximately 7.5 acres with numerous industrial buildings and yards currently on site.

The development comprises a substantial complex of industrial buildings of differing ages and constructional styles. Aside from the built accommodation, the complex also includes for several self-contained yards (currently all tenanted).

Turning to the available accommodation there is an industrial unit (G1), which is a small lockup unit towards the front of the site and several first-floor offices (Units M, R, S, T) along with 3 yards.

Unit G1:

Unit G1 comprises a small lockup of traditional masonry construction set beneath a flat aluminium profile sheet roof covering. The unit benefits from a reasonably sized roller shutter set within the front elevation, with an additional access point within the left-hand elevation along with a small external canopy.

Offices M, R and T:

The subject properties comprise of multiple self-contained, first floor offices located to the rear of the estate, offices M and R are located above a doggy day care centre at ground floor level and office T is located above two lockup units. Internally the offices are open plan in nature with WC facilities and are decorated with a variety of laminate and carpeted floor coverings with painted blockwork walls set beneath a profile aluminium sheet roof covering.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Unit G1	25.04	269

DESCRIPTION	SQ M	SQ FT
Office M	53.96	581
Office R	62.48	673
Office T	47.06	507

DESCRIPTION	SQ M	SQ FT	ACRES
Yard 3&4	931.82	10,030	0.23
Yard 8	723.78	7,791	0.179
Yard 10	931.82	10,030	0.23

RENTALS

Please find below the quoting rentals for each of the Units/Offices and Yards.

UNIT/OFFICE NUMBER/YARDS	QUOTING RENTAL
Unit G1	£3,950 per annum
Office M	£4,500 per annum
Office R	£5,000 per annum
Office T	£4,250 per annum
Yard 3&4	£17,500 per annum
Yard 8	£11,500 per annum
Yard 10	£17,500 per annum

LEASE TERMS

The subject properties are available by way of a new Full Repairing and Insuring licence agreement for a term of 12 months with the option to extend/convert to a lease.

SERVICES

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

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

BUSINESS RATES

From our enquiries of the Valuation Office Agency website, we have been able to identify the following Rateable Value Assessments, under the 2023 Rating List, for the subject property's. We have been unable to identify rating assessments for Units H, H1 and offices S and T.

ADDRESS	RATEABLE VALUE
Office R, Prestwich Industrial Estate, Coal Pit Lane, Atherton	£5,400
Office M, Prestwich Industrial Estate, Coal Pit Lane, Atherton	£5,000
Unit G1, Prestwich Industrial Estate, Coal Pit Lane, Atherton	£1,375

Interested parties are advised to make their own enquiries with the Local Rating Authority.

The Standard Uniform Business Rate for the 2024/2025 Financial Year is 54.6 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

LEGAL COSTS

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

VAT

VAT is applicable.

EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

VIEWING

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

Telephone: 01204 522275

Contact: Josh Morgan or Lois Sutton

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LOCATION PLAN





