

# TO LET

## OFFICES AND YARDS

FROM 47.06 SQ M (507 SQ FT)  
TO 931.82 SQ M (10,030 SQ FT)

**Lamb & Swift**  
Commercial Property

01204 522 275 | [lambandswift.com](http://lambandswift.com)



**OFFICES M AND T  
YARD 10  
PRESTWICH INDUSTRIAL ESTATE  
COAL PIT LANE  
ATHERTON  
M46 OFY**

**From  
£4,250  
Per annum**

- Industrial units, 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 £4,250 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.

#### Office M and T:

The subject properties comprise of multiple self-contained, first floor offices located to the rear of the estate, office M is 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 – Under Offer

DESCRIPTION	SQ M	SQ FT
Office M	53.96	581
Office T	47.06	507

DESCRIPTION	SQ M	SQ FT	ACRES
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 – Under Offer
Office M	£4,500 per annum
Office T	£4,250 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 office 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 2025/2026 Financial Year is 55.5 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.

### **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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**Contact:** Josh Morgan, Lois Sutton or Kieran Sutton

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## LOCATION PLAN





