

TO LET

OFFICE SUITE

47.06 SQ M (507 SQ FT)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



OFFICE T
PRESTWICH INDUSTRIAL ESTATE
COAL PIT LANE
ATHERTON
M46 0FY

£4,250
PER ANNUM

- Office space available
- May suit a variety of uses
- Located within Atherton, 5 miles east of Wigan, 2 miles north of Leigh and 10.7 miles northwest of Manchester
- £4,250 per annum
- The subject site comprises approximately 7.5 acres
- May suit a variety of 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 (Junction 23). The site is also located approximately 2.5 miles south of the M61 (Junction 5).

DESCRIPTION

The subject office comprises of a self-contained, first floor office located to the rear of the estate. Office T is located above two lockup units. Internally the office is open plan in nature with WC facilities and is 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 Internal Areas:

DESCRIPTION	SQ M	SQ FT
UNIT T	47.06	507

LEASE TERMS & RENTAL

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

£4,250 per annum

VAT

VAT is applicable and will be charged at the prevailing rate.

SERVICES

The mains services connected to the property include water, gas, 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

A new business rates valuation will be required for the units.

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.

EPC

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

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.

Contact: Lois Sutton
Email: lsutton@lambandswift.com

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BL1 4QZ



Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.

LOCATION PLAN



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