



Yards 1 & 2 Park Lane Business Estate M6 Junc.25 (A49 Wigan Road), Ashton in Makerfield WN4 0BZ

TO LET

SHP VALUERS
RESIDENTIAL FARM COMMERCIAL

£150,000 pa (may split)



Park Lane Business Estate is a sought after location located on the M6 J.25 with gated entry from the A49 Wigan Road, Ashton in Makerfield.

Yards 1 and 2 provide secured yard premises with general purpose portal frame industrial workshop, expansive yard areas, expansive modular office block plus separate office/meeting room.

Yard 1 –

Approximately 1.06 acres (0.43 ha) comprising a large modular range of office buildings extending to approximately 10,545ft.² (980 m²) within a secured yard together with a large tarmac surfaced car parking area with approximately 65 parking bays

Yard 2 –

Approximately 1.58 acres (0.64 ha) comprising a 12 bay general purpose building measuring circa 38.5m x 14.5m extending to approx 6,025 ft.² (560 m²) together with an extensive secured open yard.

Estate Road

Access is via an existing private estate road subject to shared maintenance provisions.

Services

We are verbally advised that sub-metered mains water and electricity are connected. An electricity substation supplies the estate. Private surface and foul treatment settlement tank.

Business Rates – from 1 April 2023

Yard 1 - Rateable Value £63,500

Yard 2 - Rateable Value £52,000

Planning History

-Site 21no. modular buildings to provide 605 sq. metres of office accommodation.
Ref. No: A/09/73276

-Use of land as a contracting depot including the retention of ancillary offices and the provision of further ancillary offices, a workshop and storage area.

Ref. No: A/99/51301

-To extend contracting depot onto approximately 0.057ha of adjoining land, extend existing offices (floor space 236 square metres), erect workshop (floor space 587 square metres), site 9500 gallon diesel tank and layout car park and adjacent hard-standing. Ref. No: A/01/53529/FULL

-Certificate of Lawfulness for the continued use for B2 and B8 storage and general industrial purposes Ref. No: A/16/82477/LUCE

Commercial EPC

Energy rating of 'B' and score of 47. Valid until 2 April 2034

Grid Supplied Electricity. Air Conditioning to offices.

Assessment level 3

Offices Building emission rate 18.22 kgCO₂/m² per year

Primary energy use 194 kWh/m² per year

Tenure subject to contract

An initial five year lease, sections 24 to 28 of the Landlord and Tenant Act 1954 excluded. Full repairing and insuring terms.

Reasonable shared maintenance towards estate road and landscaping.

Service charge towards private drainage (surface and foul).

Rent review after three years CPI or MV whichever is the greater.

Costs

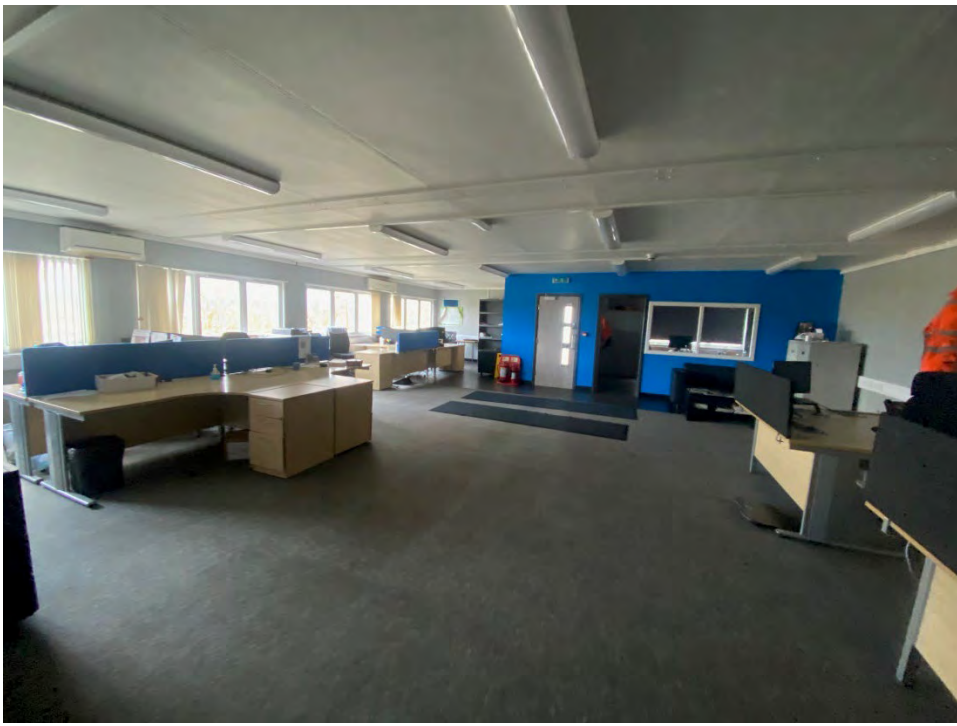
The tenant will contribute £1500+vat towards the landlord's letting agent's fee to producing a pre-entry photographic record of condition.

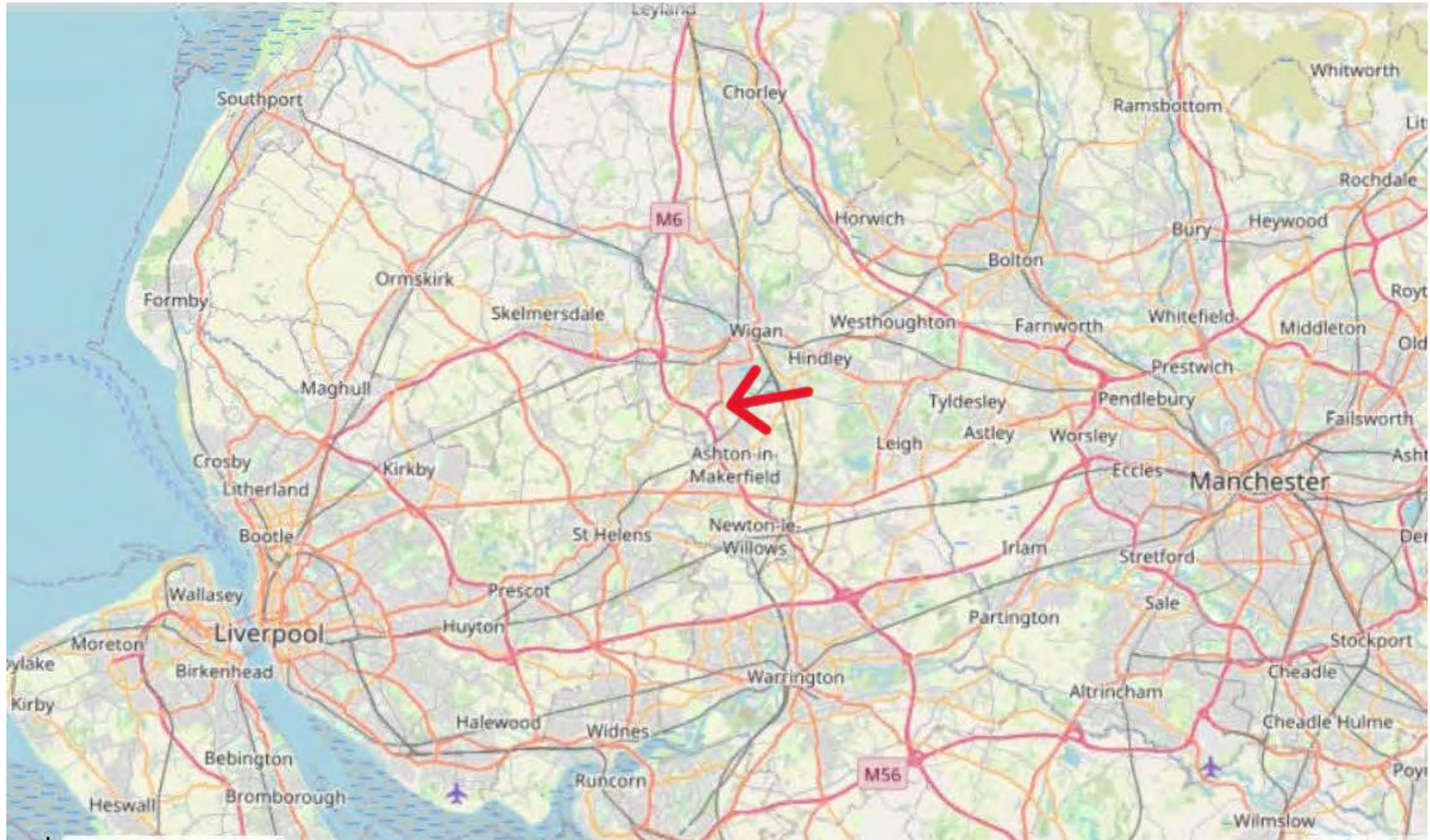
Money Laundering Regulations

The letting agent will require any offeror to provide evidence of trading status to service the monthly rent together with two forms of formal identification. We will also undertake an online check to identify any politically exposed persons and persons subject to sanctions

Viewings – By strict appointment via the letting agent
email to adamp@shpvaluers.co.uk

Directions: [What3Words pipes.venues.serve](http://What3Words.pipes.venues.serve)





69 Garstang Road, Preston, Lancashire, PR1 1LB
Tel: 01772 555403 Fax: 01772 885333

www.shpvaluers.co.uk

SERVICES: We cannot confirm that services and heating appliances are in full working order and the property is to be sold on this basis. Intending purchasers are advised to have these installations checked prior to exchange of contracts. **CONDITIONS:** These particulars are issued on the following understanding. 1) That appointments to view and all negotiations with regard to any interest in the property will be conducted solely through Smith Hodgkinson Pickervance. 2) That the contents will not be transmitted to other persons without the agreement of Smith Hodgkinson Pickervance. 3) In accordance with the terms of Misrepresentation Act 1967, Smith Hodgkinson Pickervance acting as Agent's for themselves and for the vendors or lessors of the property further give notice that these particulars do not constitute any part of an offer or contract. 4) All statements contained in these particulars as to this property are made without responsibility on the part of Smith Hodgkinson Pickervance or the vendors or lessors. 5) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 6) Any intending purchasers or lessees must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. 7) The vendors or lessors do not make or give, and neither Smith Hodgkinson Pickervance nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.