

Unit 17 – 18a Bradley Hall Trading Estate, Standish,
Wigan, WN6 0XQ

B8

0161 375 6000

www.b8re.com

TO LET

15,560 SQ FT – TO BE REFURBISHED



STANDALONE INDUSTRIAL / WAREHOUSE UNIT WITH SECURE YARD

LOCATION

Bradley Hall Trading Estate is a well-established estate in Standish, Wigan.

The estate is accessed via Badley Lane which is a direct link to the A49. Standish is located just under 1 mile away towards the southwest.

The estate provides excellent transport links with J9 of the M61 motorway being 7 miles away and the J27 of the M6 motorway being just 3 miles away.

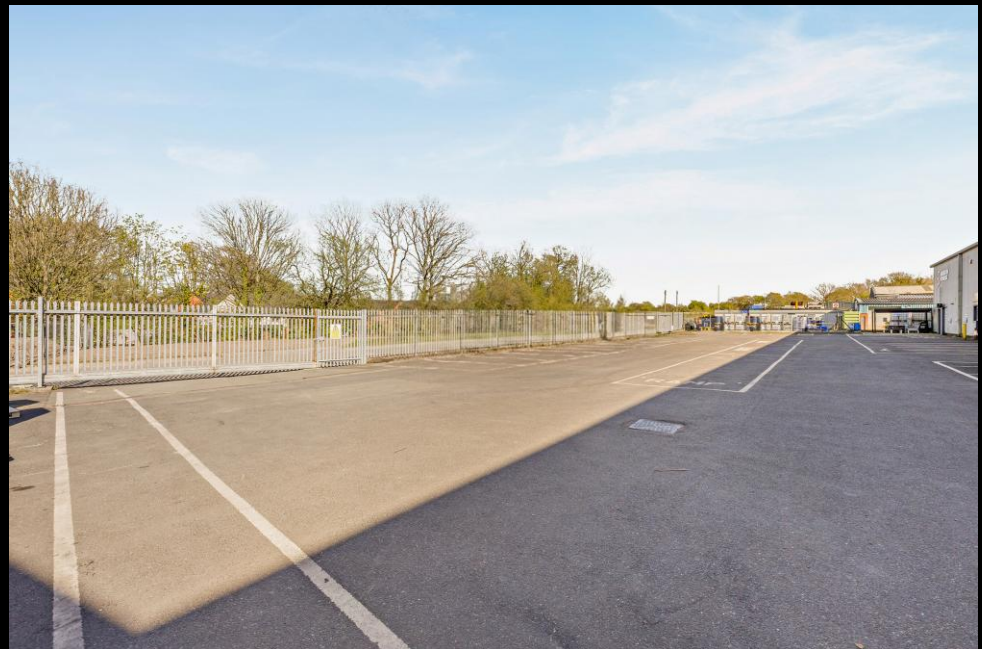
DESCRIPTION

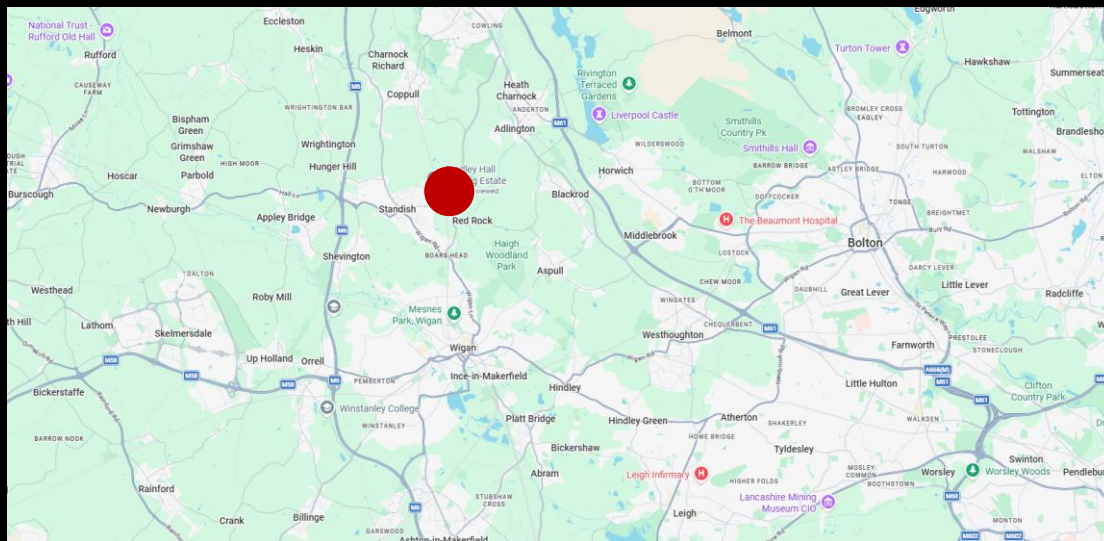
The unit benefits from the following specification:

- Steel portal frame construction
- 4 Level Access Loading Doors
- Large secure yard and parking area
- Two Storey Offices / Amenities
- Two entry points to the yard
- External workshop of c.500 sq ft

SERVICES

The property benefits from mains water, electricity and on-site security.





TERMS

A new Full Repairing and Insuring lease. Rental price on application.

EPC

Available on request.

LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant / purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

CONTACT

For further information / viewings
please contact:

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