

Industrial

# Zone 2 - Unit 16 | Bradley Hall Trading Estate

Bradley Hall Trading Estate, Standish, Wigan, WN6 0XQ

Zone 2 - Unit 16 | 486 sq ft

Former cafe to let

This unit is a cafe now to let. Bradley Hall Trading Estate is situated in a well established business location, in the Standish area of Wigan, Greater Manchester. The estate's composition is mainly of light industrial units to cater for all size businesses, together with a smaller number of office units. Within the estate, there are generous yard and car parking areas providing plentiful occupier and visitor parking. The main entrance to the estate is on Bradley Lane, which connects to the A49. Standish is located less than 1 mile south west of the estate and offers excellent amenities including shops, cafes/restaurants and Aldi and Lidl supermarkets.



Lease Type

New

## Unit Summary

- Kitchen Facilities
- Refurbished Unit
- 3 Phase Power
- Secure Estate
- On-Site Security
- WC Facilities

View Floor Plans →

## Occupational Costs

	Per Annum	Per Sq Ft
Rent	£4,900.00	£10.08
Rates	Not specified	Not specified
Maintenance Charge	£900.00	£1.85
Insurance	£97.20	£0.20
<b>Total Cost</b>	<b>£5,897.20</b>	<b>£12.13</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

→ For more info please visit: [unit.info/UIP0101152](http://unit.info/UIP0101152)

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## Location

The estate is within easy reach of the motorway network being less than two miles from Junction 27 of the M6 and within six miles of Junction 6 of the M61.



### Road

Wigan benefits from excellent road communications, occupying a strategic location between the M6 and M61 motorways. Junctions 27, 26 & 25 of the M6 motorway are approximately 3.5 miles west of the town whilst Junction 6 of the M61 motorway is approximately 6 miles east, both providing direct access to the regional and national motorway network.



### Airport

Two of the North West region's largest airports are within a 45 minute drive time of Wigan. Manchester Airport is currently the UK's third largest airport, handling approximately 28 million passengers per annum with flights to over 200 destinations.



### Rail

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## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (45)

## Key Contact



**Natalie Loboda**

Customer Engagement Manager

"Please drop Natalie a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



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