

Industrial

# Zone 3 - Unit 37 & 37A | Bradley Hall Trading Estate

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

## Zone 3 - Unit 37 & 37A | 3,256 sq ft

### Industrial Unit with Office Accommodation

This space provides high quality accommodation suitable for a variety of uses to include light industrial, manufacturing, retail warehouse/trade counter, or simply secure storage space.

Bradley Hall Trading Estate is situated in a well established business location, in the Standish area of Wigan, Greater Manchester. Standish is located less than 1 mile south west of the estate and offers excellent amenities.

Lease Type

New



### ✔ Unit Summary

- 3 Phase Power
- Office Accommodation
- Refurbished Unit
- Roof Lights
- 24 Hour Access
- Car Parking

[View Floor Plans →](#)

[View Virtual Tour →](#)

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£30,500.00	£9.37
Rates	Not specified	Not specified
Maintenance Charge	£5,600.00	£1.72
Insurance	£651.20	£0.20
<b>Total Cost</b>	<b>£36,751.20</b>	<b>£11.29</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.

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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

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.

## 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	A (24)

## 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."



Call +440 808 169 7554



enquiries@industrials.co.uk  
+440 808 169 7554

www.industrials.co.uk

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