

TO LET

UNIT 1, ART BUSINESS PARK, NEWTON-
LE-WILLOWS, WA12 8AT

Modern unit with fitted office

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- ❖ Fully fitted offices to first floor/ mezzanine
 - ❖ Modern Industrial Estate
 - ❖ On Site Allocated Car Parking
 - ❖ Excellent EPC Rating of B
 - ❖ Close to M6 Motorway (J23) and East Lancs (A580)
 - ❖ Electric Roller Shutters
 - ❖ Warehouse and storage to Ground floor
 - ❖ Offices to First Floor



LOCATION

The property is close to the entrance of the well-established Sankey Valley Industrial Estate. It is located at the junction of Sankey Street and Junction Lane. The property is within easy reach to East Lancs (A580) and M6 motorway (Junction 23).

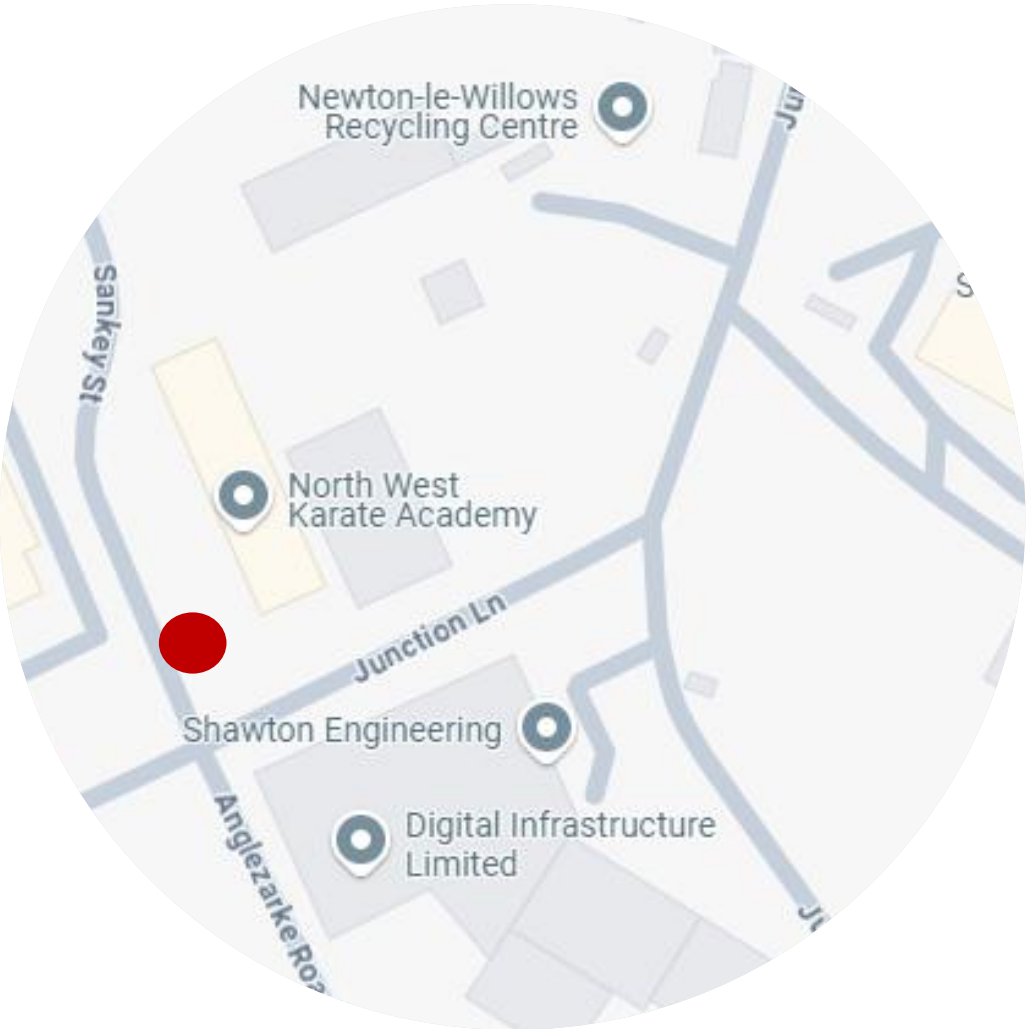
Local rail networks and town centre amenities are less than 1 mile away.

Extensive amenities are within the immediate vicinity including hotels, coffee shops, restaurants and gyms.

DESCRIPTION

A unit to let on new lease terms. ART Business Park was constructed in 2018 and is part of a row of 7 industrial buildings near to the entrance of Sankey Valley Industrial Estate.

The modern construction makes the units ideally situated for Use Class B1 Business, B2 General and B8 storage and distribution. They benefit from insulated roof cladding and LED lighting. An office is fitted out at first floor level with tea point, and break out space.



Specification:

- LED lights
- Electric roller shutter door (overall, x 3.11m wide).
- Concrete floor slab
- Steel frame with concrete block infill and insulated roof and side profile sheet.
- Pedestrian side door leading into main warehouse and adjacent disabled w.c. and kitchen.
- The unit frame has an excellent eave height ranging 6.15m to 7.8m at its highest.
- First floor fitted offices and kitchen.

ACCOMMOATION

Warehouse:	96.11 sq.m	1,035 sq.ft
First Floor:	78.53 sq.m	845 sq.ft
Total:	174.64 sq.m	1,880 sq.ft

RENT

The unit is available to let immediately (subject to securing vacant possession) at £28,200 p.a. plus VAT (£15.00 per sq.ft pa overall). The tenant is responsible for paying rent, estate charge and ground rent. Further details on request.



TENURE

It has a permitted use class of B1, B2 or B8 as was written in the Town and Country Planning (Use Classes) Order 1987.

RATEABLE VALUE

The unit has a rateable value of £8,500 rising to £10,500 in April 2026. This is not the amount you pay. The unit is below the small business rate relief threshold and thus, if eligible, the occupier will benefit from full rate relief.

Service Charge

There is a common part service charge payable towards upkeep of the estate. This is paid by the tenant. Further details on request.

VAT

All prices, outgoings and rentals quoted are exclusive of VAT but may be liable at prevailing rate. Further information on request.

LEGAL COSTS

Unless otherwise stated all parties to bear their own legal costs. The right is reserved to require a legal undertaking prior to drafting of a new lease.

EPC

The property has an EPC rating of B. The property is therefore future proofed from proposed new legislation. Further details available on request.





VIEWING

All arrangements to view the premises are strictly by prior arrangement with Keppie Massie

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Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

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