

To Let
Rents from £437.50 pcm



High-Quality Self-Contained Office Suites with Allocated Parking

335 - 360 SQ FT (31.12 - 33.44 SQ M)

📍 SUITES AT THE QUAD, GIBFIELD PARK AVENUE, ATHERTON, MANCHESTER, M46 0SY

TW

Turner Westwell
Commercial Agents

KEY FEATURES

- Prime location on Gibfield Park Avenue, Atherton
- Approximately 0.6 miles from Atherton Town Centre
- Well-connected via Gibfield Park Way roundabout and nearby transport links
- Situated 2.5 miles south of Junction 5 of the M61 motorway
- High-quality, self-contained office suites
- Contemporary workspace ranging from 335 to 360 sq ft
- Open plan accommodation with integral private meeting rooms
- 2 x allocated parking spaces per suite
- 100% Business Rates Relief may be available for qualifying occupiers
- Rental from £437.50 per month exclusive



LOCATION

The Quad is located on Gibfield Park Avenue in Atherton, around 0.6 miles southeast of Atherton Town Centre, approximately 5 miles east of Wigan, and about 2.5 miles north of Leigh Town Centre. Its position near Atherton Town Centre provides a practical mix of modern commercial space and established local amenities, with strong transport links close by. The site lies approximately 2.5 miles south of Junction 5 of the M61 and 0.5 miles north of the A579 Atherleigh Way.

The Quad is well positioned on Gibfield Park Avenue, just off the roundabout on Gibfield Park Way. The surrounding area is predominantly mixed use in nature with a number of commercial and residential properties within the immediate vicinity.

DESCRIPTION

The subject property comprises a self-contained ground floor office suite forming part of a wider courtyard-style office development. Positioned at the end of the scheme, the accommodation is arranged within a traditionally constructed building of brick elevations, set beneath hipped, tiled roof covering.

Internally, the suite has been reconfigured to provide 5 smaller office suites with shared WC and Kitchen facilities. The offices are open plan in nature, Suite 6 A benefits from private meeting rooms within the space however, 6E has a noise proof meeting booth. The accommodation is finished with plaster painted walls with perimeter data trunking, suspended ceilings, carpeted floor coverings and are heated by a comfort-cooling systems.

Externally, the suites are served by two dedicated on-site car parking spaces located within the communal courtyard. The site also benefits from shared communal shower facilities.

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property. Utilities are recharged on a quarterly basis by the Landlord directly to the Tenant.

LEASE TERMS

Available by way of a new Tenant's Internal Repairing and Insuring lease for a minimum term of 12 months.

ACCOMMODATION, RENTAL & SERVICE CHARGE

In accordance with the Code of Measuring Practice (6th Edition), we have calculated the following approximate Net Internal Areas:

Description	Sq Ft	Rental	Service Charge (PA) 2026
Suite 6A	335	£437.50 pcm/£5,250 p.a.	£874.35
Suite 6E	360	£458.33 pcm/£5,500 p.a.	£939.60

*plus 2 x allocated parking spaces per suite

VAT

VAT is applicable at the prevailing rate.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the suites have the following Rateable Value Assessments:

Suite 6A: £4,750

Suite 6E: £4,350

100% Business Rates Relief may be available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority (Wigan Council).

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

USE

E-Class - Commercial, Business and Services. **It is the prospective Tenant's responsibility to clarify with the Local Planning Authority (Wigan Council) that their intended use is acceptable at the property.**

LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

EPC

An Energy Performance Certificate (EPC) has been commissioned and a copy of the Report is available on request.

ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

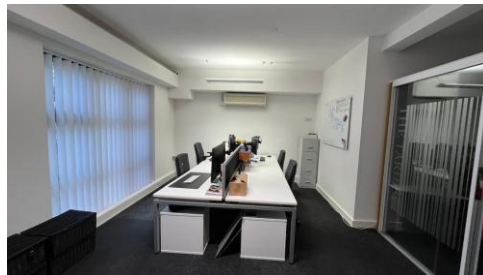
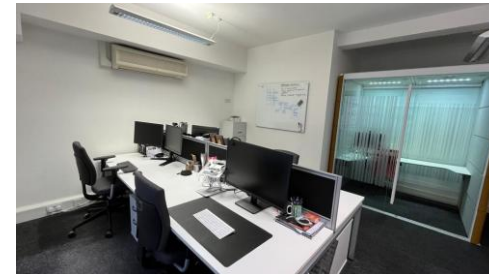
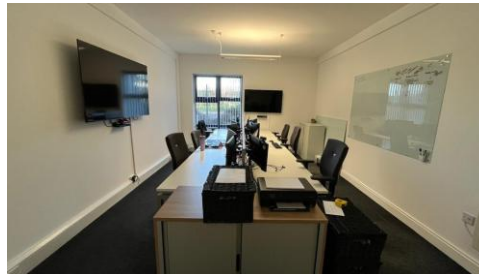
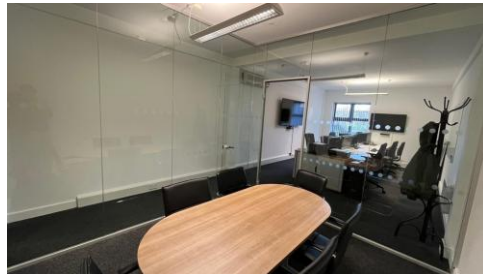
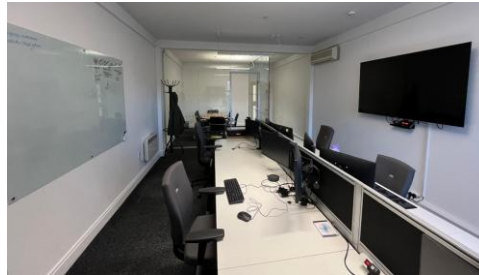
VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Nathan Broughton | Graduate Surveyor

BSc (Hons)

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Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.



TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. **TURNER WESTWELL LIMITED** was incorporated on 28 March 2023 with a registered office address based in Chorley.