

VICTORIA TRADING ESTATE

LEEDS STREET, WIGAN WN3 4BW

3,461-7,098 SQ FT

321.5-660.1 SQ M







- V EXTENSIVELY REFURBISHED
- V 2 UNITS OF 3,461 & 3,637 SQ FT
- V CAN BE COMBINED TO 7,098 SQ FT
- **V** 5.5M TO EAVES TO ALLOW MEZZANINE
- **V** QUALITY OFFICES PROVIDED
- **V** WIGAN TOWN CENTRE LOCATION
- **V** WITHIN WIGAN'S TRADE COUNTER DISTRICT
- V JUNCTION 26 M6 MOTORWAY 2.5 MILES AWAY
- V NEW EXTERIOR PALADIN FENCING INSTALLED

The units have been comprehensively refurbished to a very high standard including a new roof and new external cladding. The premises are constructed by way of a traditional steel portal frame under a new pitched roof and a new paladin fence has been installed to the exterior providing a secure yard area allowing excellent visibility to the units. Internally, the units have been fully redecorated and include LED lighting throughout.

Ground and first floor office accommodation is available together with both male and female WC facilities. The warehouse benefits from an eaves height of 5.5m which will allow the installation of a mezzanine level if required.

Loading is via electrically operated steel roller shutter loading doors leading to the secure yard area and provides ample loading/car parking with external lighting.

The units are suitable for a variety of uses including, Trade Counter, Light Industrial, Distribution and Logistics, Research and Development etc. The Units are available either individually or as a combined unit of 7,098 sq ft.

The units provide the following Gross Internal Areas:

Unit 13	Sq M	Sq Ft
Warehouse	240.0	2,583.34
Office	98.1	1,054.00
Total	338.1	3,637.34

Unit 14	Sq M	Sq Ft
Warehouse	251.4	2,701.74
Office	70.6	759.00
Total	322	3,460.74

Units can be combined to offer a total of 7,098 Sq Ft (660.1 Sq M)





#### LOCATION

The Units are prominently situated fronting Miry Lane / Leeds Street close to Wigan Town Centre and are within Wigan's popular Trade Counter District.

Direct access to the A577 is via Miry Lane which in turn links with Junction 26 of the M6 motorway and also the M58 motorway providing access to Haydock, Warrington, Skelmersdale and the wider regional road network. Wigan North Western Railway station is a short walk from the property and all local amenities are available including Robin Retail Park and Asda Wigan Supercentre.

Nearby occupiers include: Wolesley, Howdens, Toolstation, CEF, Formular One Auto Centres and Euro Car Parts.

#### **DRIVE TIMES**

Junction 26 M6
Warrington
Manchester
Manchester Airport
Liverpool

2.5 miles 15 miles 25 miles 26 miles 21 miles

## **RENT / PRICE**

Unit 13 - £36,000 pa plus VAT Unit 14 - £34,600 pa plus VAT Alternatively the units are available For Sale, contact the joint agents for further information.

## **BUSINESS RATES**

The current Rateable Value of both units combined is £23,000 for year 2023-2024. Further information is available on request to the Agents.

## **LEGAL COSTS**

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

#### VΔT

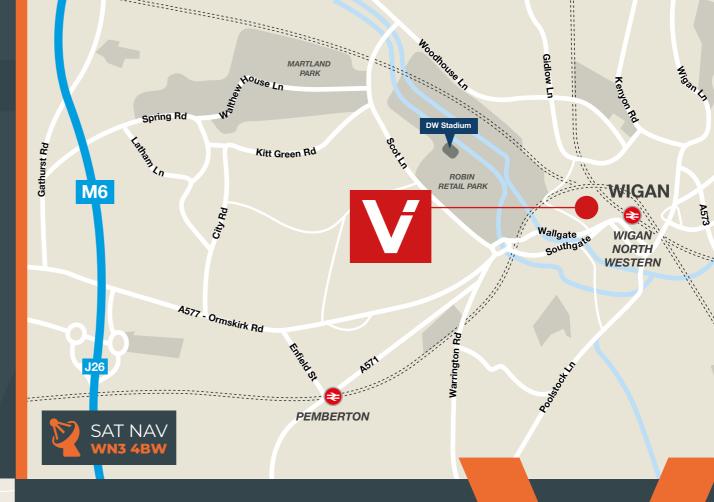
VAT will be charged where applicable at the prevailing rate.



ACCESS TO
JUNCTION 26 OF
THE M6 VIA THE
A557







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