



VICTORIA TRADING ESTATE

LEEDS STREET, WIGAN WN3 4BW

TO LET / MAY SELL FULLY REFURBISHED
MODERN TRADE COUNTER / INDUSTRIAL UNIT

3,461 SQ FT

321.5 SQ M

A NEW PALADIN FENCE HAS BEEN INSTALLED TO THE EXTERIOR PROVIDING A SECURE YARD AREA ALLOWING EXCELLENT VISIBILITY TO THE UNITS.

UNIT 14

VICTORIA
TRADING ESTATE

MIRY LANE

LEEDS STREET





- ✓ EXTENSIVELY REFURBISHED
- ✓ UNIT OF 3,461 SQ FT
- ✓ 5.5M TO EAVES TO ALLOW MEZZANINE
- ✓ QUALITY OFFICES PROVIDED
- ✓ WIGAN TOWN CENTRE LOCATION
- ✓ WITHIN WIGAN'S TRADE COUNTER DISTRICT
- ✓ JUNCTION 26 – M6 MOTORWAY 2.5 MILES AWAY
- ✓ NEW EXTERIOR PALADIN FENCING INSTALLED

The unit has 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 unit. Internally, the unit has been fully redecorated and include LED lighting throughout.

Ground and first floor office accommodation is available together with WC facilities and kitchenette. 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 unit is suitable for a variety of uses including, Trade Counter, Light Industrial, Distribution and Logistics, Research and Development etc.

The unit provides the following Gross Internal Areas:

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



13

14



Welcome



LOCATION

The Unit is 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



ACCESS TO
**JUNCTION 26 OF
THE M6** VIA THE
A557

RENT / PRICE

Unit 14 - £34,600 pa plus VAT
Alternatively the unit is 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.

VAT

VAT will be charged where applicable at the prevailing rate.



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