



# VICTORIA TRADING ESTATE

LEEDS STREET, WIGAN WN3 4BW

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

**3,461-7,098 SQ FT**

**321.5-660.1 SQ M**

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

VICTORIA  
TRADING ESTATE

UNIT 13-14

MIRY LANE

LEEDS STREET





- ✓ EXTENSIVELY REFURBISHED
- ✓ 2 UNITS OF 3,461 & 3,637 SQ FT
- ✓ CAN BE COMBINED TO 7,098 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 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	Unit 14	Sq M	Sq Ft
Warehouse	240.0	2,583.34	Warehouse	251.4	2,701.74
Office	98.1	1,054.00	Office	70.6	759.00
<b>Total</b>	<b>338.1</b>	<b>3,637.34</b>	<b>Total</b>	<b>322</b>	<b>3,460.74</b>

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



13

14

Welcome





## 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.

## VAT

VAT will be charged where applicable at the prevailing rate.



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



## THOMAS MARRIOTT

07769 250 494  
thomas@b8re.com

## JULIEN KENNY-LEVICK

07712 537 590  
jkl@roger-hannah.co.uk



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