



VICTORIA TRADING ESTATE

LEEDS STREET, WIGAN WN3 4BW

TO LET FULLY REFURBISHED MODERN
TRADE COUNTER INDUSTRIAL UNITS

3,461–7,098 SQ FT

321.5–660.1 SQ M



VICTORIA
TRADING ESTATE

UNIT 13-14

LEEDS STREET

MIRY LANE





- ✓ EXTENSIVELY REFURBISHED
- ✓ 2 UNITS OF 3,461 & 3,637 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

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. 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	Warehouse (Excluding Office Areas)		Office (Ground & First Floor)	
	Sq M	Sq Ft	Sq M	Sq Ft
Unit 13	240.0	2,583.34	98.1	1,054
Unit 14	251.4	2,701.74	70.6	759
Total	491.4	5,285	168.7	1,813



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



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

RENT

Unit 13 - £36,000 pa plus VAT
Unit 14 - £34,600 pa plus VAT

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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