

**To Let**  
Refurbished to a high standard



# Warehouse, Workshop & Yard Space

1,678 - 3,659 SQ FT (155.89 - 339.92 SQ M)

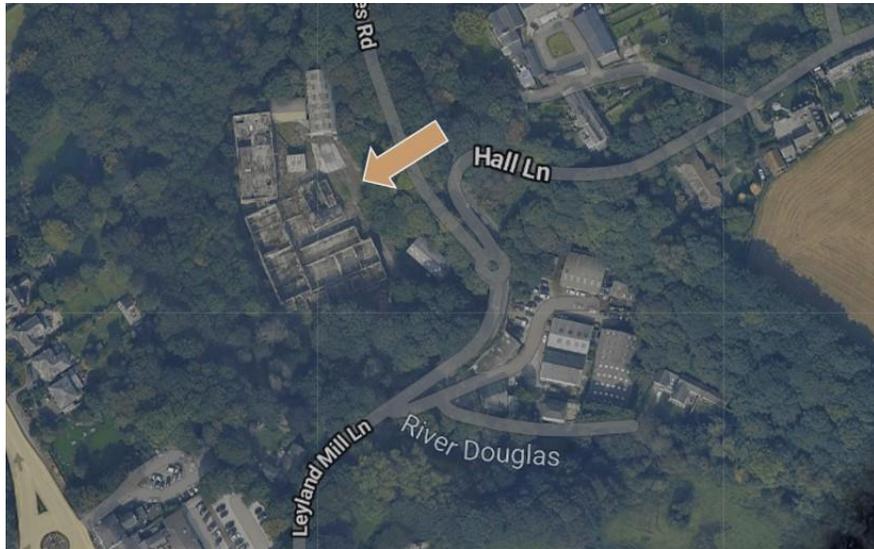
📍 VALLEY GATE INDUSTRIAL ESTATE, LEYLAND MILL LANE, WIGAN, WN1 2SA

# TW

Turner Westwell  
Commercial Agents

## KEY FEATURES

- Warehouse & workshop accommodation
- Refurbished to high standard, including new roof coverings
- From circa 1,500 sq ft - 4,000 sq ft (plus yard space, if required)
- Suitable for a range of uses - subject to planning permission
- Pleasant location in semi-rural area accessed from Wigan Lane
- Superb mixed-use business park
- 3-phase power supply available
- LED lighting
- Re-decorated throughout
- New electronically operated loading doors
- Immediate occupation available
- Rents from £8.00 per sq ft



## LOCATION

The property is located on the popular and established Valley Gate Industrial Estate, situated in a pleasant and picturesque, semi-rural, mixed-use area, accessed from Wigan Lane (A49).

## DESCRIPTION

Valley Gate Industrial Estate has been subject to a comprehensive refurbishment programme and now provides for a number of high quality individual warehouse, workshop and yard space.

The units have been subdivided to provide for high quality accommodation ranging from approximately 1,500 sq ft to 4,000 sq ft, with secure yard space available for those occupiers who may require it (available with Unit 15 - see below).

Each of the units have been re-decorated, have new energy efficient LED lighting and benefit from electronically operated floor level loading doors.

## ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Gross Internal Areas:

Description/Floor	Sq M	Sq Ft
Unit 10 a - First Floor	339.92	3,659
Unit 11 - Ground Floor	155.89	1,678
Unit 14 - Ground Floor	216.83	2,334
Unit 15 - Ground Floor	369.09	3,973

\*Unit 15 is available with a secure yard extending to approximately 325.16 sq m (3,500 sq ft)

## SERVICES

The mains services connected to the property include water supply, e-phase electricity supply and of course, mains drainage.

Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

## LEASE TERMS

The units are available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

## RENTAL

The units are available from £8.00 per sq ft, per annum exclusive.

All rents are exclusive of VAT, Business Rates, Service Charge and Utilities.

## VAT

VAT is applicable and will be charged at the prevailing rate.

## SERVICE CHARGE

Further information is available on request.

## BUSINESS RATES

The units are set to be re-assessed for Business Rates purposes by the District Valuer. Interested parties are advised to make their own enquiries with the Local Rating Authority (Wigan Council) to satisfy themselves on the rates payable for the property.

The 2024/2025 Business Rates Multiplier is 54.6 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £. 100% Business Rates Relief may be available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority.

## LEGAL COSTS

Each party are to be 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.

## VIEWINGS

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

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