

**To Let**  
£36,000 per annum  
exclusive



# Detached Two-Storey Office Building with Parking

3,109 SQ FT (288.83 SQ M) - MAY SUIT A RANGE OF USES

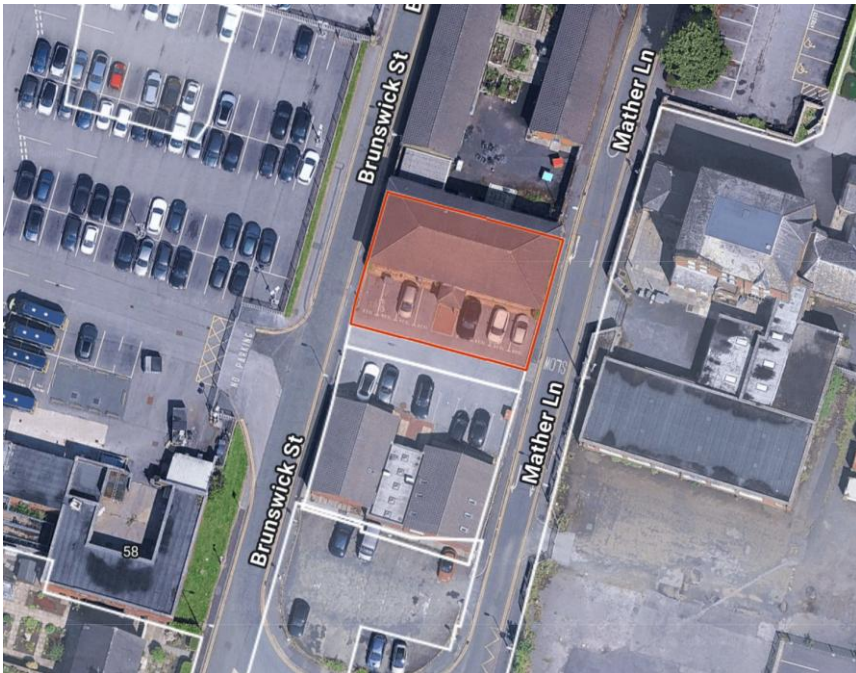
📍 REDWATER HOUSE, BRUNSWICK STREET, LEIGH, WN7 2PL

# TW

Turner Westwell  
Commercial Agents

## KEY FEATURES

- Detached two-storey office building
- Good links to A580 East Lancashire Road, M6 and M62
- Close to Leigh Town Centre
- Walking distance of Leigh Guided Busway
- Suitable for a variety of uses
- Modern finishes throughout, including glazed partitioned offices
- Existing furniture included
- Superb open-plan accommodation
- Gas central heating and wall-mounted air conditioning
- Parking for 8 vehicles (including 2 x EV charging points)
- New lease - available immediately
- £36,000 per annum exclusive



## LOCATION

The property is located in Leigh, in the Wigan district of Greater Manchester, around 5 miles from Wigan and Bolton town centres and 12 miles from Manchester City Centre. The town is well connected via the A580 East Lancashire Road, offering immediate links to the M6 and M62 motorways.

The property sits on Brunswick Street, accessed from the A572 Chapel Street through Mather Lane, which forms a one-way approach. It is situated close to Leigh Town Centre, Leigh Police Station and the Leigh Guided Busway, providing connections between Leigh, Atherton, Tyldesley, Ellenbrook, Salford and Manchester City Centre.

## DESCRIPTION

The property is a substantial detached two-storey office building of cavity red brick construction with a mono-pitched concrete tile roof. The accommodation is arranged over the ground and first floors and extending to over 3,000 sq ft. The ground floor consists mainly of open-plan office space with several smaller offices and meeting rooms. A large kitchen and breakout area is located at the rear, along with a disabled WC that includes a shower.

The first floor provides further open-plan accommodation together with three glazed partitioned offices, including a boardroom. This level also includes a kitchenette and WCs.

Internal finishes are of a high quality, including plastered and painted walls, a suspended ceiling with LED panel lighting, and carpeted floors. Heating is provided by a gas central heating system, and cooling is provided by wall-mounted air-conditioning units. Existing furniture is included (or can be removed, if preferred).

Externally, the property benefits from parking for 8 vehicles (including 2 x EV charging points).

Please see Floor Plans below.

## SERVICES

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

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

## ACCOMMODATION

In accordance with the Code of Measuring Practice (6<sup>th</sup> Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor	139.91	1,506
First Floor	148.92	1,603
<b>Total</b>	<b>288.83</b>	<b>3,109</b>

\* plus parking for 8 vehicles (including 2 x EV charging points)

## LEASE TERMS & RENTAL

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

Rental £36,000 per annum exclusive.

Incentives available - subject to Tenant status.

## VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

## LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

## POTENTIAL SUITABLE USES

It is the responsibility of the Tenant to verify their intended use of the property is suitable and acceptable to the Local Planning Authority (Wigan Council). The property may suit a range of uses, subject to obtaining any necessary planning consents, as follows:

### Office & Business Uses

- Professional services
- Corporate headquarters / regional office

### Education & Training

- Training centres
- Tutoring / learning centres

### Health & Wellbeing

- Medical / dental / therapy clinics
- Physiotherapy / wellness centres
- Rehabilitation / counselling centres

### Community / Public Sector Uses

- Charities / non-profits
- Local government or social services offices

### Creative / Studio Uses

- Design / media / architecture studios
- Photography / video production

### Light Industrial / Flexible Commercial

- Showrooms with office support
- Small-scale research & development

## BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £28,000, with effect from 1st April 2023 (Future from 1st April 2026: £33,750). The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

**Interested parties are advised to make their own enquiries with the Local Rating Authority (Wigan Council) as to the rates payable for the property.**

## EPC

The property has an current Energy Efficiency Rating of B(50). The certificate is valid until 23rd June 2030. A full copy of the Report is available upon request.

26-50

**B**

50 B

## ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

## VIEWINGS

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

**Nathan Broughton** | Graduate Surveyor

BSc (Hons)

01257 441474 [nathan.broughton@turnerwestwell.co.uk](mailto:nathan.broughton@turnerwestwell.co.uk)

**Daniel Westwell** | Director

BSc (HONS), MRICS | RICS Registered Valuer

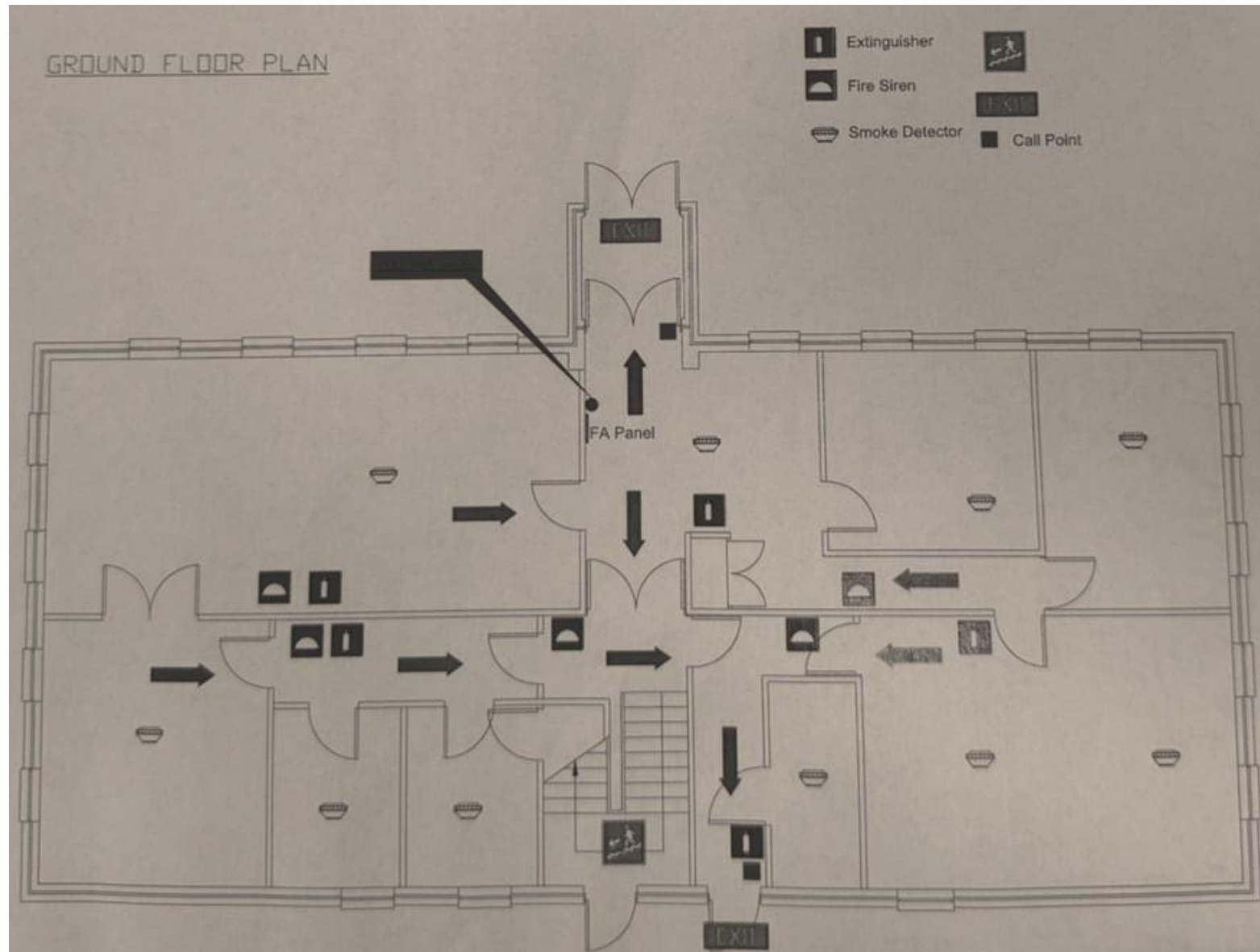
01257 441474 [daniel.westwell@turnerwestwell.co.uk](mailto:daniel.westwell@turnerwestwell.co.uk)

**Important Notice** : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c] no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.





# FLOOR PLANS



FIRST FLOOR PLAN

