ESTABLISHED TRADE / RETAIL DESTINATION

Nearby occupiers include:
Plumb Centre, Wolesley, **Howdens**, **Toolstation**, **CEF**, **Formular One Auto Centres** and **Euro Car Parts**.

VICTORIA
TRADING ESTATE

LEEDS STREET, WIGAN WN3 4BW

TO LET / FOR SALE

TRADE COUNTER / INDUSTRIAL UNITS
FULLY REFURBISHED / AVAILABLE NOW

4,725 - 9,450 SQ FT

439 - 878 SQ M

A NEW PALADIN FENCE HAS BEEN INSTALLED TO THE EXTERIOR PROVIDING A SECURE YARD AREA ALLOWING EXCELLENT VISIBILITY TO THE UNITS.
UNITS 15 & 16
VICTORIA
TRADING ESTATE
PLUMB CENTRE
HOWDENS
LEEDS STREET
LEEDS STREET
MIRY LANE
MIRY LANE

- NOW FULLY REFURBISHED
- 2 UNITS OF 4,725 SQ FT
- 5.5M TO EAVES TO ALLOW MEZZANINE
- 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 fully 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 units have been fully redecorated and include LED lighting throughout.

Ground floor accommodation consists of the warehouse, 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 units are suitable for a variety of uses including, Trade Counter, Light Industrial, Distribution and Logistics, Research and Development etc.

The units provide the following Gross Internal Areas:

Unit	Sq M	Sq Ft
UNIT 15	439	4,725
UNIT 16	439	4,725
Total	**878**	**9,450**

The units are available individually or can be combined if required.

PLUMB CENTRE
Welcome
14
15
16
WOLSELEY
16
16
16

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: **Plumb Centre**, **Wolesley**, **Howdens**, **Toolstation**, **CEF**, **Formular One Auto Centres** and **Euro Car Parts**.

DRIVE TIMES

Junction 26 M6	**2.5 miles**
Warrington	**15 miles**
Manchester	**25 miles**
Manchester Airport	**26 miles**
Liverpool	**21 miles**

RENT / PRICE

£43,450 per unit plus VAT
Alternatively the units may be available For Sale, contact the joint agents for further information.

BUSINESS RATES

The current rates payable for each unit equates to £7,363.75 per unit for 2026. 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**

SAT NAV
WN3 4BW

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