



Former Tilbury Douglas

Woodhouse Lane, Wigan WN6 7NT

Office premises 3,975 sqft & unit 4,509 sqft
on site circa 1.1 acres

£Rent on application

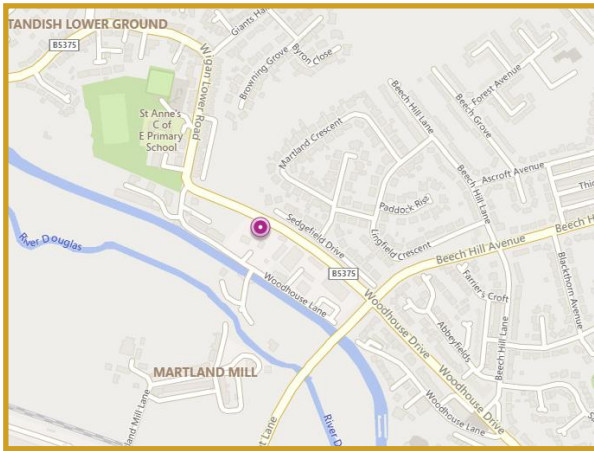
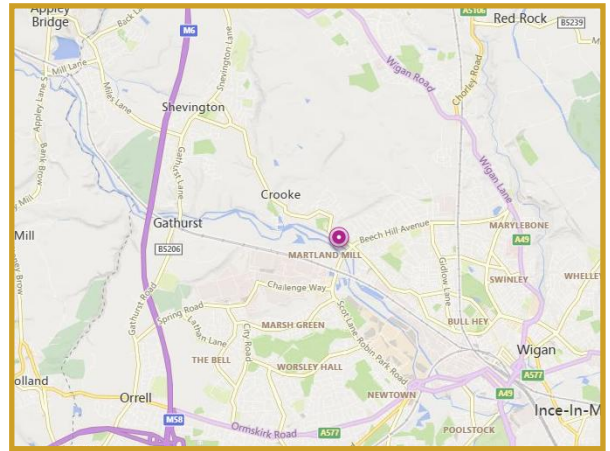
- Depot with office, workshop & land
- Suitable for a range of uses subject to planning
- Established commercial location amongst other commercial occupiers
- Extensive secure yard and car parking provision (circa 1.1 acres)

To Let

PARKINSON
REAL ESTATE ● ● ● ●

e: info@parkinsonre.com

www: parkinsonre.com



Location

The property is situated on Woodhouse Drive, to the north-west of Wigan Town Centre, which is approximately a 5-minute drive away. The surrounding areas comprises a mix of commercial and residential uses with the immediate locality predominately occupied by industrial, warehousing and trade related users. The site is accessed via Woodhouse Lane and Wigan Lower Road, which runs adjacent to the property and the Leeds & Liverpool Canal. The property benefits from visibility from Woodhouse Drive, although its prominence is partially screened by a tree-lined section of land.

Description

The property comprises site extending to approximately 4,477 sqm (1.10 acres) incorporating a detached single-storey office building, partial former industrial unit with mezzanine together with extensive yard and car parking provision. The main office accommodation offers a versatile combination of open plan and cellular offices together with reception, boardroom, kitchen and WC facilities. The accommodation benefits from suspended ceilings, recessed LED lighting and a mixture of carpet and hard flooring. The adjoining industrial accommodation provides useful workshop, storage and operational space with additional mezzanine accommodation. The site further benefits from a substantial yard and car parking area, providing good levels of external space and circulation. Overall, the property offers a practical and flexible commercial opportunity, suitable for a range of office, industrial, storage and other commercial uses, subject to the necessary planning and statutory consents.

Accommodation

A site extending to approximately 4,477 sqm (1.10 acres).

	SQM	SQFT
Offices (NIA)	369.29	3,975
Unit/Workshop (GIA)	340.52	3,665
Mezzanine (Total)	78.41 (418.93)	844 (4,509)
TOTAL	788.22	8,484

Services

We understand mains services are connected to the property to include mains water, drainage, gas and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion.

Rateable Value

The property has the following entries in the 2026 Rating Assessments List.

	Rateable Value	Estimated Rates Payable
Office & Premises	£75,000	£36,000

N.B. the current assessment includes temporary buildings that have been removed from site so the RV will be reassessed in due course.

Rent

On application

Terms

Available to let by way of a new full repairing and insuring lease on terms to be agreed. A deposit will be requested to be held as a bond over the duration of the term.

VAT

All figures are quoted exclusive of Value Added Taxation. We are informed by the Landlord that VAT is payable and will be charged on the transaction at the prevailing rate. Your legal adviser should verify

Legal Costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Lessors solicitors prior to the issue of any legal documentation.

EPC

The property has an Energy Performance Certificate with a rating of C-64 valid until May 2027

Enquiries & Viewings

Strictly by appointment with the agents
Email: info@parkinsonre.com
Tel: 01942 741800

Subject to Contract

Ref: AG0906

Oct 2026

10 Beecham Court,
Wigan, WN3 6PR

t: 01942 741800

e: info@parkinsonre.com

www: parkinsonre.com



PARKINSON
REAL ESTATE ● ● ● ●

Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom they act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.

MONEY LAUNDERING REGULATIONS - Under Money Laundering Regulations we are obliged to verify the identify of any proposed purchaser once a sale has been agreed. This is a requirement under statute and therefore upon any offer being accepted a request will be made to the purchaser for various personal information to assist in verifying their ID.