

# TO LET

**Lamb & Swift**  
Commercial Property

01204 522 275 | [lambandswift.com](http://lambandswift.com)

**FIRST FLOOR UNIT/WORKSHOP**

**325.38 SQ M (3,502 SQ FT)**



**UNIT 10A  
VALLEY GATE  
LEYLAND MILL LANE  
WIGAN  
WN1 2SA**

**£21,000**  
Per annum

- Situated within a well-established industrial location
- Close to excellent transport links- M6 and A49
- 3-phase electricity supply
- Ample on-site car parking
- May suit a number of uses such as gym/studio
- £21,000 per annum exclusive



**LOCATION**

The subject property is situated off Leyland Mill Lane in Wigan which connects to the wider road network, including the A49, in turn linking to the M6 motorway.

The site is approximately 1.5 miles from Wigan's town centre, providing easy access to local amenities, shops, and services.

The immediate area is of a mixed-use nature, including industrial, commercial, and recreational purposes.

**DESCRIPTION**

The property comprises a steel portal frame with steel internally underlined roof and brick elevations, lit by way of LED strip lights and roof lights. The accommodation is first floor and accessed via an internal staircase. There are communal WC's on site.

Externally, the unit benefits from a communal, majority tarmac surfaced service yard, which provides for ample on-site parking.

**ACCOMMODATION**

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

DESCRIPTION	SQ M	SQ FT
Warehouse	325.38	3,502

**LEASE TERMS & RENTAL**

Available by way of a new Full Repairing & Insuring Lease for a term years to be agreed. The rental is £21,000 per annum exclusive.

**SERVICES**

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

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

**VAT**

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

**BUSINESS RATES**

A business rates valuation will need to be carried out on this unit.

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.

**EPC**

An EPC has been commissioned and a full copy of the report can be made available upon request.

**LEGAL COSTS**

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

**ANTI MONEY LAUNDERING**

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

**VIEWING**

Strictly by appointment with sole agents, Lamb & Swift Commercial.

Telephone: 01204 522275

Contact: Lois Sutton

Email: [lsutton@lambandswift.com](mailto:lsutton@lambandswift.com)

Lamb & Swift Commercial  
179 Chorley New Road  
Bolton  
BL1 4QZ







## SITE PLAN



For identification purposes only