

TO LET

Lamb & Swift
Commercial Property

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MODERN SECOND FLOOR OFFICE SUITE
309.36 SQ M (3,330 SQ FT)



SECOND FLOOR
18 BEECHAM COURT
GOOSE GREEN
WIGAN
WN3 6PR

£42,500
PER ANNUM

- Modern second floor office suite available with lift access
- Located within close proximity to Wigan Town Centre
- Excellent local amenities
- Kitchen & WC facilities
- High quality fit out
- On site parking spaces
- Rental £42,500 per annum



LOCATION

Beecham Court is a modern commercial office complex in the Goose Green area of Wigan. The area is almost entirely made up of commercial premises, with the site consisting mainly of offices.

The building sits just off Smithy Brook Road, close to major transport routes including the M6 and M58 motorways and is within easy reach of Wigan Town Centre. It is a well-connected location with nearby rail stations such as Pemberton Train Station and other transport links.

DESCRIPTION

The subject property comprises a detached three-storey office building of traditional brick construction set beneath a pitched hipped roof with exaggerated overhang. The available accommodation is located at second floor level.

The second floor is currently configured to provide a mix of open space and cellular layout. It comprises a spacious office with smaller rooms separated by glass panels, ideal for meeting rooms or private offices. The office space is decorated to a high standard, with carpeted flooring, plaster painted walls and suspended ceiling incorporating LED panel lights. It benefits from generous natural light, separate male and female WC's, kitchen facilities, shower and lift access.

Externally, the suite benefits from 12 on site parking spaces.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Second Floor	309.36	3,330

SERVICES

The mains services connected to the property 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.

LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed.

The rental is £42,500 per annum exclusive.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £39,250 from 1st April 2026.

Tenants are to make enquiries with the Local Authority to confirm the Rates Payable, as the payable figure can vary subject to business use, and tenants' eligibility for rate relief.

SERVICE CHARGE

The service charge is currently £16,650 and budgeted annually.

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.

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