

TO LET

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com

NEW SELF-CONTAINED UNITS
FROM 42 SQ M (452 SQ FT)

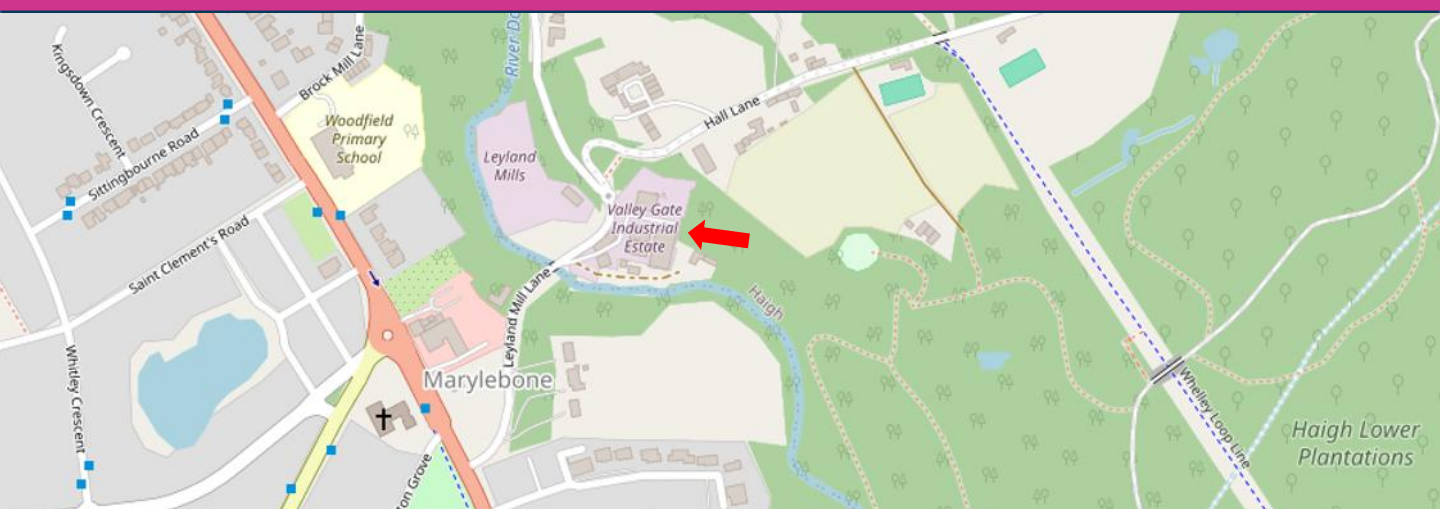


*Please note this image is an artist impression

UNITS 21-25
VALLEY GATE INDUSTRIAL ESTATE
LEYLAND MILL LANE
WIGAN
WN1 2SA

RENTS FROM
£6,870
PER ANNUM

- **COMING SOON – New Industrial/Storage Units**
- **Shared Yard Area for Loading and Unloading**
- **Close to excellent transport links – M6 and A49**
- **Roller Shutter Access**
- **Close proximity to local amenities**
- **Flexible Lease Terms Considered**
- **ALL INCLUSIVE Rents from £6,870 per annum**



LOCATION

The subject properties are 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 units are being constructed to a modern specification and will provide open-plan accommodation suitable for storage, workshop and light industrial uses. Each unit will benefit from roller shutter access and use of a shared yard area to the front for loading, unloading and vehicle manoeuvring.

Occupying an established commercial location, the development will offer a range of unit sizes to suit a variety of business requirements.

ACCOMMODATION

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

UNIT	SQ M	SQ FT
Unit 21	77.17	831
Unit 22	46.32	499
Unit 23	43.44	469
Unit 24	49.2	530
Unit 25	42	452

VAT

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

SERVICES

The mains services connected to the property include water, gas, 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.

LEASE TERMS & RENTAL

Available on an all-inclusive basis, by way of a new Full Repairing & Insuring Lease for a term of years to be agreed. Electricity will be included on a fair usage basis.

UNIT	SQ FT	RENT PER ANNUM
Unit 21	831	£10,000
Unit 22	499	£7,485
Unit 23	469	£7,000
Unit 24	530	£7,950
Unit 25	452	£6,870

BUSINESS RATES

A new business rates valuation will be required for the units. 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.

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.

Contact: Lois Sutton

Email: lsutton@lambandswift.com

Telephone: 01204 522275

Lamb & Swift Commercial
Bolton Wanderers Football Stadium
Burnden Way
Bolton
BL6 6JW



Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give 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 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 Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.

UNITS CURRENTLY UNDER CONSTRUCTION



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