

To Let
£85,000 p.a. exclusive



Industrial/Trade Counter Unit with 0.9 Acre Yard

4,875 SQ FT (452.89 SQ M)

📍 UNIT 4 & YARD AT, STEPHENS WAY, WIGAN, WN3 6GW

TW

Turner Westwell
Commercial Agents

KEY FEATURES

- Located on Stephens Way within Warrington Road Industrial Estate, Wigan
- Situated approx. 1-2 miles south-west of Wigan Town Centre
- Excellent access to Warrington Road (A49) and circa 2 miles to the M6 motorway
- Total site includes a 0.9-acre yard and a 4,785 sq ft main building
- Currently comprises a secure compound with a centrally positioned small lock-up building (to be demolished, creating an open-plan unsurfaced yard)
- Features roller shutter access, glazed frontage, office space and welfare facilities
- Would suit haulier, open storage, or builders merchant use
- New Lease
- Available July 2026
- £85,000 per annum exclusive



LOCATION

The subject site is located on Stephens Way, a commercial and industrial road within the Warrington Road Industrial Estate, Wigan, Greater Manchester.

The location lies approximately 1-2 miles south-west of Wigan Town Centre and benefits from direct access to Warrington Road (A49), which in turn provides connectivity to the M6 motorway approximately 2 miles away.

DESCRIPTION

This site comprises a secure 0.90 acre compound, a small lock-up building located centrally on the site and a main unit extending to approx. 4,785 sq ft.

The main unit is of blockwork construction to the front elevation, with cladding to the side and rear elevations. Access is via sectional roller shutters to the right-hand elevation. The property also benefits from pedestrian access into the offices, which benefit from numerous window openings.

Internally, the unit provides basic office accommodation and staff welfare facilities, set on a concrete floor covering throughout. The unit is currently undergoing a light refurbishment.

The unit would suit a number of uses, such as builder's merchants, hauliers, open storage and other uses - subject to planning permission.

The central lockup building is set to be demolished to provide an open plan 0.9 acre unsurfaced yard.

ACCOMMODATION

In accordance with the Code of Measuring Practice (6th Edition), we have calculated the following approximate Gross Internal Areas:

Description/Floor	Sq M	Sq Ft
Unit 4	444.53	4,785*

*Plus a 0.90 acre yard

SERVICES

The unit benefits from all services and mains drainage. Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

LEASE TERMS & RENTAL

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

Rental £85,000 per annum exclusive.

VAT

VAT is applicable at the prevailing rate.

USE

Class E (Commercial, Business and Service). **It is the responsibility of the Proposed Tenant to verify their intended use of the property (including any necessary change of use planning requirements) are suitable and acceptable to the Local Planning Authority (Wigan Council).**

BUSINESS RATES

A re-assessment for Business Rates purposes is required on occupation. **Interested parties are advised to make their own enquiries with Wigan Council to clarify the rates payable for the premises.**

The Standard Uniform Business Rate for the 2026/2027 Financial Year is 48.0 pence in the £, or 43.2 pence in the £ for qualifying small businesses.

LEGAL COSTS

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

EPC

An Energy Performance Certificate (EPC) has been commissioned and full copy of the Report is available on request.

ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Nathan Broughton | Graduate Surveyor

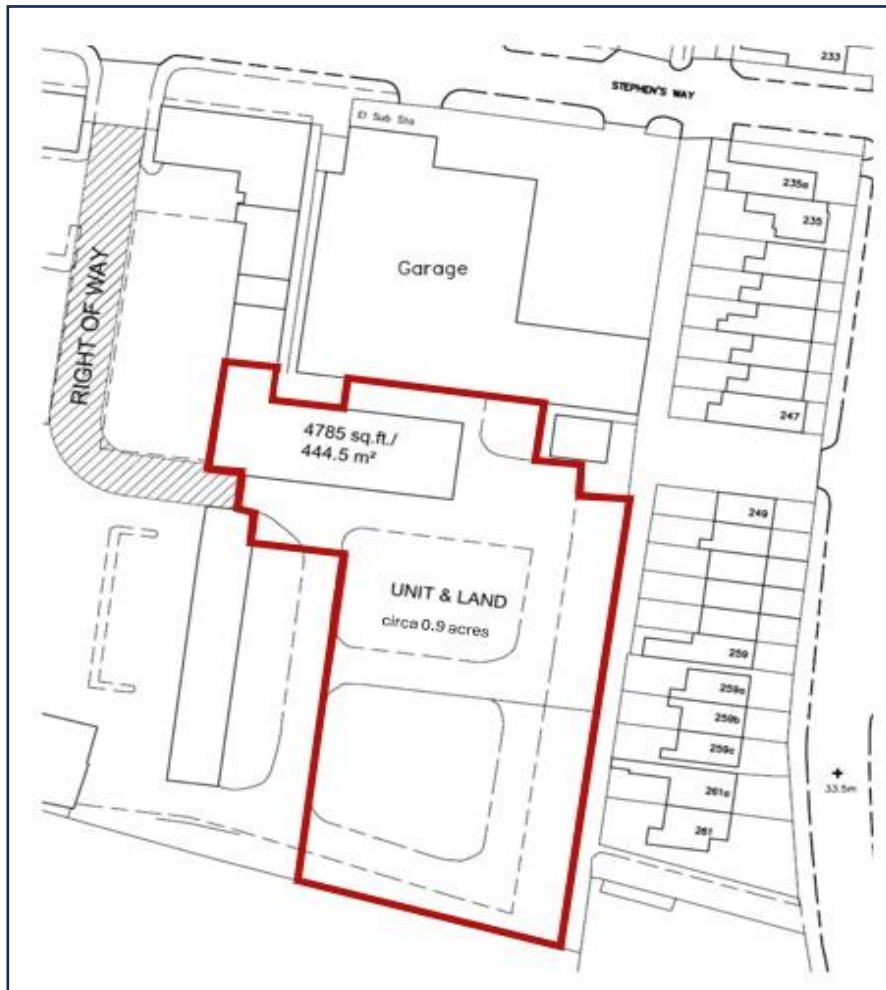
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Important Notice: Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor 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 Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.



TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. **TURNER WESTWELL LIMITED** was incorporated on 28 March 2023 with a registered office address based in Chorley.