

TO LET

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com

MODERN GROUND FLOOR OFFICE SUITE
144 SQ M (1,550 SQ FT)



GROUND FLOOR
18 BEECHAM COURT
GOOSE GREEN
WIGAN
WN3 6PR

£21,500
PER ANNUM

- Modern ground floor office suite available
- Located within close proximity to Wigan Town Centre
- Excellent local amenities
- Kitchen & WC facilities
- High quality fit out
- On site parking spaces
- Rental £21,500 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 ground floor level.

The available suite is a majority open plan layout, with an additional partitioned room, ideal for a meeting room or storage. 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 a dedicated access, generous natural light, kitchen facilities and shared male and female WC's.

Externally, the suite benefits from 5 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
Ground Floor	144	1,550

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.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £16,750 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 £7,750 and is budgeted annually.

EPC

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

LEASE TERMS & RENTAL

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

The rental is £21,500 per annum exclusive.

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

Contact: Josh Morgan

Email: jmorgan@lambandswift.com

Lamb & Swift Commercial

179 Chorley New Road

Bolton

BL1 4QZ



