

TO LET

Unit 5, Leopold Street, Pemberton, Wigan, Lancashire, WN5 8DH
11,708 Sq Ft



UNIT 5, LEOPOLD STREET, PEMBERTON, WIGAN, LANCASHIRE, WN5 8DH

- REFURBISHMENT UNDERWAY
- Fully refurbished 11,708 sq. ft warehouse.
- Available Q2 2026.
- Dedicated yard.
- Finished to a high specification.



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Location

The property is situated on Lamberhead Industrial Estate, approximately 1 mile from Junction 26 of the M6 motorway, providing excellent road connectivity. It lies close to Pemberton town centre and on the outskirts of Wigan, offering convenient access to local amenities and transport links.

The estate is home to a variety of established businesses, including Norwest Plant, Valient Furniture, and Suscom Industries, alongside many other industrial and commercial operators, creating a strong commercial location.

Description

The property is a modern, detached warehouse extending to approximately 11,708 sq ft, complemented by two-storey ancillary office accommodation. Externally, it benefits from a large secure yard, with potential for further expansion if required.

The warehouse is currently undergoing a comprehensive refurbishment, which includes new external cladding, newly painted and ground warehouse floors, full LED lighting, and a new roller shutter door measuring approximately 3.5 metres in height. Internally, the property offers an eaves height of 4.5 metres, rising to 5.2 metres at the central apex, providing excellent clear space throughout.

The office accommodation, totaling around 1,810 sq ft, is being finished to a high specification and will feature LED lighting, new carpeting, trunking, air conditioning, full redecoration, and dedicated breakout facilities, creating a modern and professional working environment.

Full details of the refurbishment specification are available on request.

Accommodation

We have measured the property on a gross internal area basis as follows:

Warehouse - 9,898 sq. ft.
Offices - 1,810 sq. ft.
TOTAL - 11,708 sq. ft.

Lease Terms

The property is available by way of a new FRI lease for a minimum term of 5 years.

Rating

Available on request.

Legal Costs

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

VAT

VAT is applicable to the figure quoted.

Services

All mains services are connected to the property.

Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

Additional Information

Rent

£117,000 Per Annum

Viewing

Strictly via sole agent
Taylor Weaver
James Taylor
01254 699 030

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