



Francis House

Leopold Street, Pemberton, Wigan
WN5 8DH

Workshop with Offices
Circa 653.00 SQM (7,089 SQFT)

£775,000

- ❖ Excellent hybrid space providing workshop, quality offices & yard space
- ❖ Established commercial location
- ❖ Rare freehold opportunity
- ❖ Presented to good modern standard

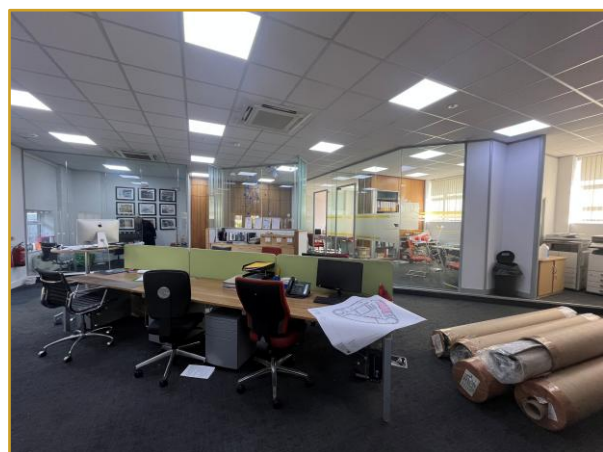
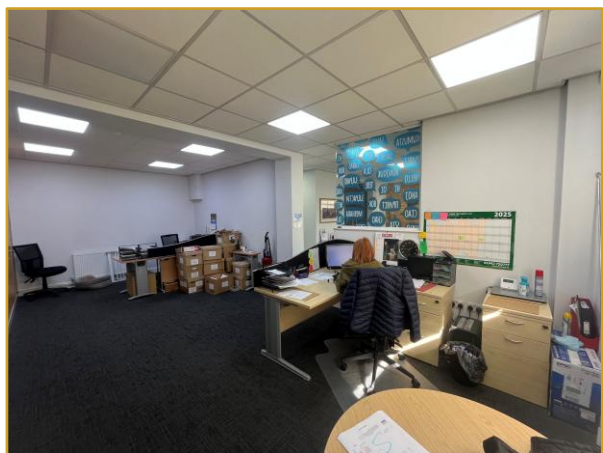
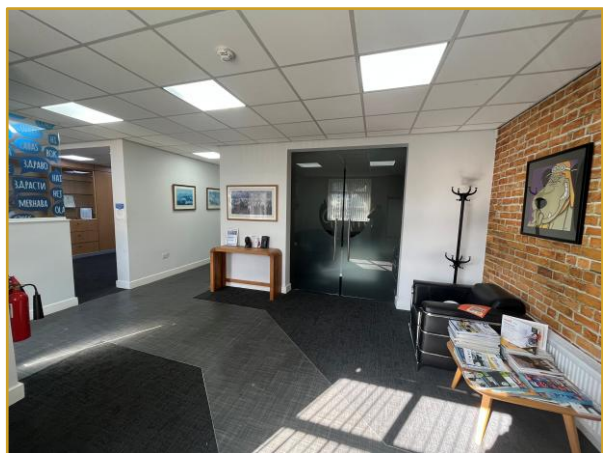
For Sale
(May Let)

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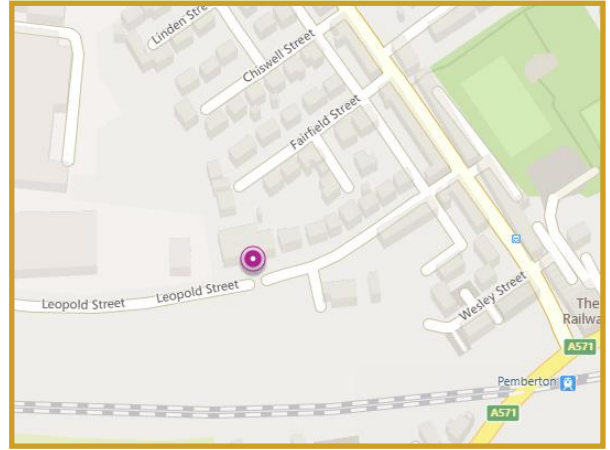
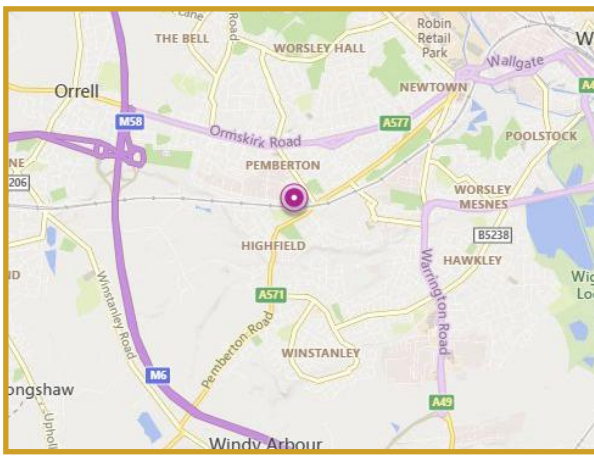
e: info@parkinsonre.com

www: parkinsonre.com

Additional Photos







Location

The subject property is located within a well-established industrial business area in the Pemberton district of Wigan, a popular and thriving commercial location known for its strong mix of industrial and trade occupiers. It fronts onto Leopold Street, which forms a cul-de-sac beyond the property, but provides convenient access via Kilshaw Street to the A577 Ormskirk Road a main arterial route through Pemberton into Wigan town centre linking directly to Junction 26 of the M6 motorway.

Description

The property comprises a versatile commercial unit with an accompanying concrete yard, currently arranged to provide modern office, workshop, and storage accommodation. The office space is finished to a high standard, featuring air conditioning, LED lighting, contemporary open-plan areas, and private offices and meeting rooms. A pedestrian entrance to the front elevation leads into a vestibule and welcoming reception area. Secure gated access to the side opens onto the concrete yard, which extends around the side and rear of the building with a roller shutter door providing entry to the workshop/warehouse. Additional storage is available at first floor level via a mezzanine floor, offering further flexibility to the accommodation.

Services

It is understood that the property benefits from mains water, drainage, and electricity connections. Heating to the office areas is provided by a central heating system, while the workshop and warehouse are supplemented by a gas blower heater.

Accommodation

The property is understood to provide the following accommodation however a recent measured survey has not yet been completed.

	SQM	SQFT
GF Offices, Workshop & Store	405.00	4,359
GF Workshop – Extension	160.00	1,722
FF Office	32.00	405
FF Office	56.00	603
TOTAL	653.00	7,029

Rating

The property is currently split and attracts a number of different business rating assessments that combined provide a total assessment that may not include all of the accommodation. We therefore suggested that interested parties should make their own enquiries with the VOA or local authority regarding what a realistic single rating assessment for the building may be.

Price

£775,000

Rent

On application

Tenure

We understand the property is held freehold under the Title number GN914163

VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be charged at the prevailing rate. Your legal adviser should verify.

Legal Costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Vendors solicitors prior to the issue of any legal documentation.

EPC

The property has an Energy Performance Certificate and has a rating of D-86. The Certificate and Recommendation Report can be made available on request.

Enquiries & Viewings

Strictly by appointment with the agents
Email: info@parkinsonre.com
Tel: 01942 741800

Subject to Contract

Ref: AG0852 Sept 2025.

10 Beecham Court,
Wigan, WN3 6PR

t: 01942 741800

e: info@parkinsonre.com

www.parkinsonre.com



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Subject to contract

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