



## Francis House

Leopold Street, Pemberton, Wigan  
WN5 8DH

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

£795,000

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

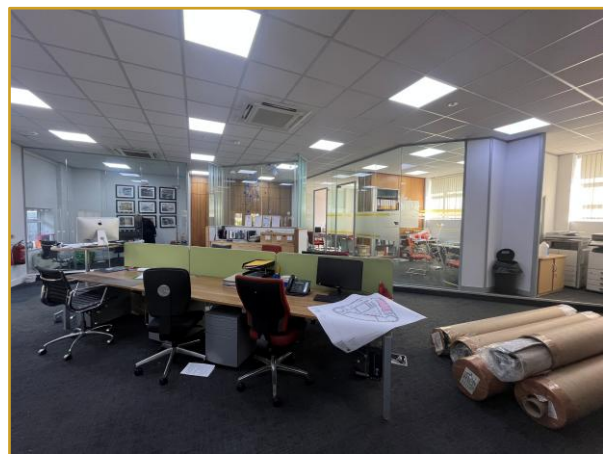
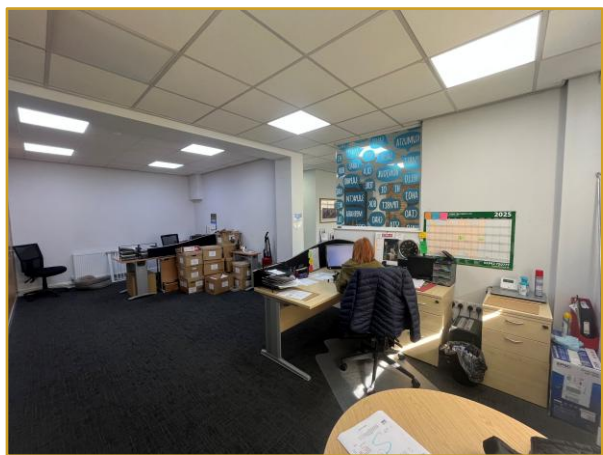
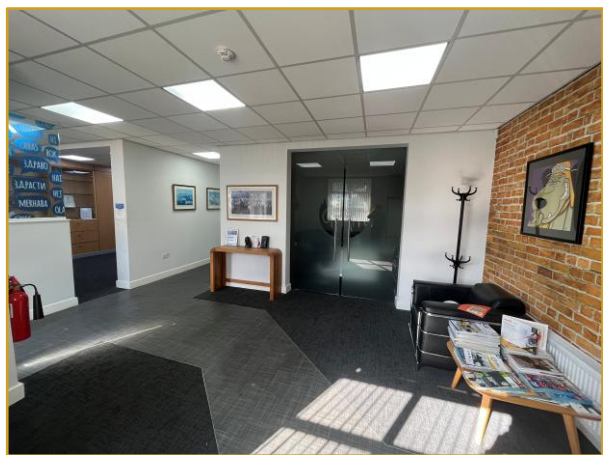
**For Sale**  
(May Let)

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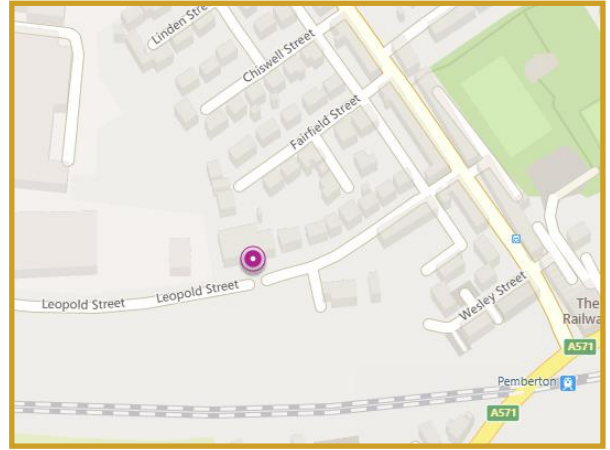
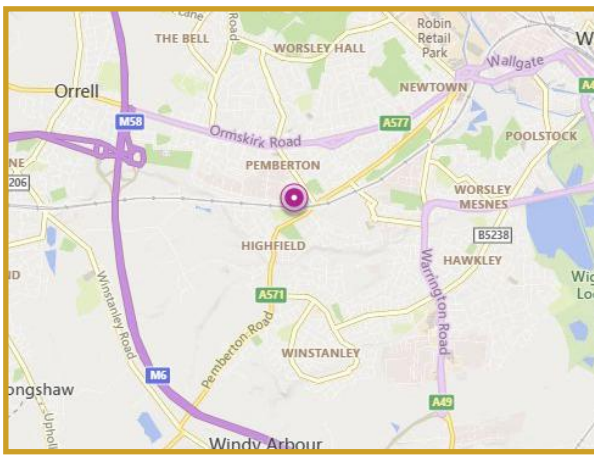
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Additional Photos









## 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          |
| <b>TOTAL</b>                 | <b>653.00</b> | <b>7,029</b> |

## 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

£795,000

## 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](mailto:info@parkinsonre.com)  
Tel: 01942 741800

## Subject to Contract

Ref: AG0852 Sept 2025.

10 Beecham Court,  
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### Subject to contract

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