



5 Beecham Court

Wigan WN3 6PR

Office Premises

151.35 SQM (1,629 SQFT)

£240,000

- Established and well regarded business park location
- Well located for connectivity and amenities
- Benefit of dedicated on site car parking
- Rare freehold opportunity

For Sale

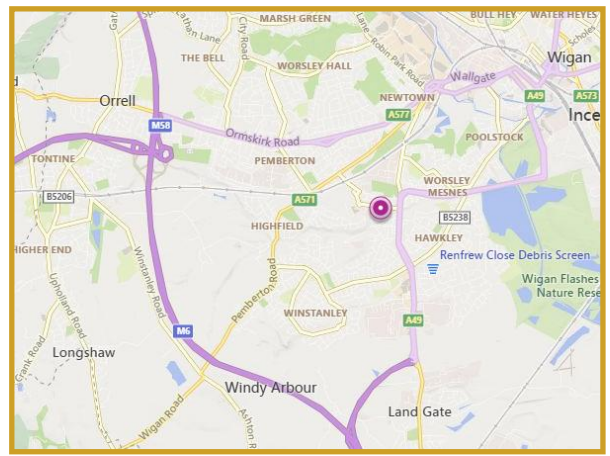
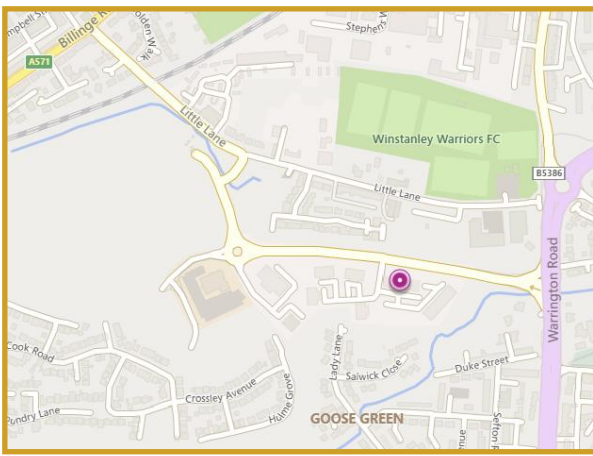
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e: info@parkinsonre.com

www: parkinsonre.com

Additional Plans / Photos





Location

The property forms part of Beecham Court, an established and well-presented development located within Pemberton Business Park. The premises occupy a prominent position with direct frontage onto the A49, one of Wigan's principal arterial routes, providing strong visibility and ease of access.

The location is approximately 1.5 miles from Wigan town centre and around 2 miles from Junction 25 of the M6 motorway, offering convenient connectivity to both the local area and the wider regional and national road networks.

Description

This self-contained 2 storey unit benefits from a private entrance directly accessible from a landscaped courtyard. The entrance opens into a reception vestibule area off which are WCs and a kitchen area, stairwell to 1st floor and door through to an open plan reception/office which, in turn, has doors off to a boardroom, a private office, a storeroom and a server room.

At 1st floor the accommodation is open plan incorporating a kitchenette and break out area. The accommodation is well appointed, with suspended ceilings, recessed LED lighting, perimeter trunking, modern kitchenette, double glazing, air conditioning and carpets throughout. The premises are also equipped with both fire and intruder alarm systems.

Accommodation

	SQM	SQFT
Ground Floor	68.75	740
First Floor	82.60	889

Services

We understand mains services are connected to the property to include mains water, drainage and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion

Rateable Value

The property has the following entries in the 2026 Rating Assessments List. The rateable value is presently underneath the small business rates threshold and therefore qualifying business will benefit from small business rates relief and zero rates payable in many instances

	Rateable Value	Estimated Rates Payable
Office & premises	£17,250	£7,452.00 p.a.

Tenure

We understand the property is held freehold under title number MAN87470.

Price

£240,000

VAT

All figures are quoted exclusive of Value Added Taxation. We have been informed by the Vendor that VAT is applicable and payable at the prevailing rate.

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

An Energy Performance Certificate will be made available in due course.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to Contract

Ref: AG0885

April 2026

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Subject to contract

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MONEY LAUNDERING REGULATIONS - Under Money Laundering Regulations we are obliged to verify the identify of any proposed purchaser once a sale has been agreed. This is a requirement under statute and therefore upon any offer being accepted a request will be made to the purchaser for various personal information to assist in verifying their ID.