



60 Warrington Road

Ince, Wigan WN3 4JW

Trade Counter/Warehouse Premises
Circa 2195.47 sqm (23,632 sqft)

£Rent on application

- Excellent modern warehouse/manufacturing unit
- Canopy covered loading
- Large site with defined parking and loading areas (1.44 acres)
- Good onsite welfare and administrative facilities

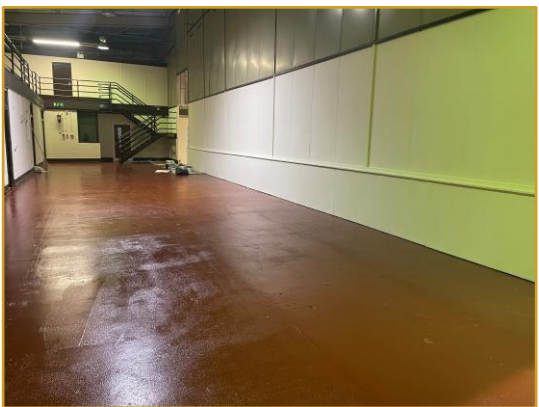
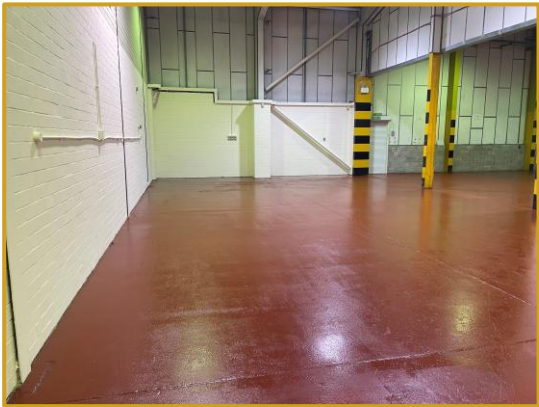
To Let

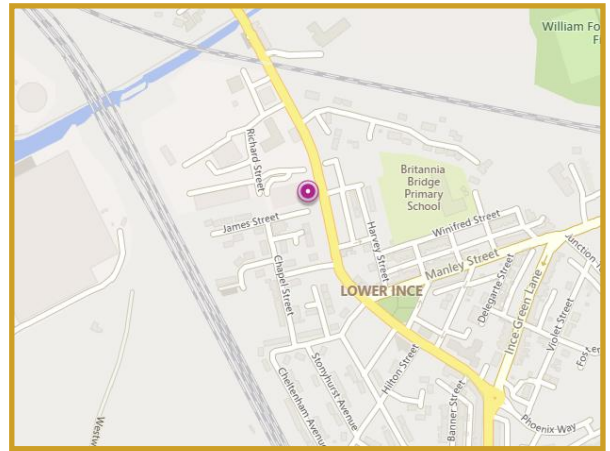
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e: info@parkinsonre.com

www: parkinsonre.com

Additional Plans / Photos





Location

Located with frontage to Warrington Road, a main arterial route into Wigan town centre approximately ½ mil south west of Wigan, 6 miles south east of J5 of the M61 motorway and 3.5 miles north west of J25 of the M6 motorway. Whilst fronting Warrington Road vehicular access to the site is gained via Richard Street off Warrington Road with Richard Street itself providing a number of warehouse, industrial and trade counter facilities to include Brick Store, Build Pave and a multi-let industrial facility operated by Wigan Metropolitan Development Company.

Description

The property is a purpose built, standalone detached warehouse manufacturing / trad counter unit of steel portal frame construction with brick clad elevations and a profile clad pitched roof. The property benefits from a large service yard/car park with the overall site area extending to circa 1.44 acres. The unit has an eaves height of approximately 6.3 metres. Loading to the unit is via 2 level access doors, one of which is ramped and covered by a loading canopy to the rear elevation of the building with the other provided level access from the yard to the side elevation. The property has most recently been utilised for the purpose of light industrial manufacturing, assembly and distribution.

Accommodation

	SQM	SQFT
GF Warehouse, Stores & Admin Offices	1,639.68	17,649
FF Mezzanine Offices	255.39	2,749
Mezzanine Stores	23.64	254
Mezzanine Office	38.99	420
Loading Canopy	237.83	2,560
TOTAL	2195.47	23,632

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.

	Rateable Value	Estimated Rates Payable
Factory & Premises	£80,000	£38,400 p.a.

Rent

On application

Terms

Available to let by way of a new full repairing and insuring lease on terms to be agreed. A deposit will be requested to be held as a bond over the duration of the term.

Note: property available subject to vacant possession – timing to be agreed.

VAT

All figures are quoted exclusive of Value Added Taxation. We are informed by the Landlord that VAT is not payable. 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 Lessors solicitors prior to the issue of any legal documentation.

EPC

The property has an Energy Performance Certificate with a rating of D-84 valid until March 2032.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to Contract

Ref: AG0910

Sept 2026

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Subject to contract

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