

To Let



Modern Office Premises TO LET 3 Orrell Road Pemberton, Wigan, WN5 8EW



- Existing B1 Business Consent.
- Alternative uses considered subject to planning.
- Floor area 162.3 Sq.M (1,747 Sq. Ft.).
- Prominent roadside position with private car park.
- Single storey, well secured.

Contact: Stephen Gleave

Tel: 07739 906046

Email: s.gleave@wigan.gov.uk

Place Directorate

Housing Property and Corporate

Assets, Wigan Council, Town

Hall, Wigan, WN1 1YN

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Location

The property occupies a prominent position fronting Orrell Road, Pemberton approximately 3.5 miles west of Wigan town centre.

Description

Modern detached single storey office accommodation, located within the main Pemberton retail high street. The property has previously been used as offices and has the benefit of a small private car park to the rear.

Accommodation

	Area (m ²)
Open Plan Offices Conference Room 3 Private Offices IT Server Room	162.3
Kitchen Staff Toilets Rear Car Park	

Services

The property has electrically operated shutters to all windows and doors, intruder alarm, gas fired central heating,

Rental

£20,000 pa exclusive payable quarterly in advance by Direct Debit.

VAT

Vat is chargeable.

Rateable Value from 01.04.26.

Offices and Premises £18,500.

The tenant will be responsible for all rates, taxes and outgoings of an annual or recurring nature, levied on the premises.

EPC

To be advised.

Terms

The property is available **TO LET** by way of a new lease for a minimum 5-year term on Full Repairing and Insuring terms.

Costs

The Tenant will be responsible for the Council's surveyors and legal costs totalling £1,000 for the preparation and documentation of the lease.

Further information

Please email Estates@wigan.gov.uk or Stephen Gleave s.gleave@wigan.gov.uk for further information on the property and to arrange a viewing.

Subject to Contract.

Date: 06.02.2026.

Important Notice

Wigan Council give notice that:

1. Their officers have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Wigan Council have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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004.a4 Plan Template

Approved By: A Sheridan And Paul Robson

3 Orrell Road, Pemberton, Wigan, WN5 8EY EMERGENCY EVECUTION ROUTES 2024

