

FREEWAY HOUSE, UNIT 4 TETBURY CLOSE, MARTLAND MILL BUSINESS PARK, WIGAN, WN5 0LP



15,801 Sq Ft (1,467.91 Sq M)

- **DETACHED HYBRID UNIT**
- **UNIQUE OPPORTUNITY**
- **ESTABLISHED LOCATION**



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LOCATION

The premises are situated on Tetbury Close which is off Challenge Way and is approximately 2.5 miles from Wigan Town Centre. The premises has excellent transport links to Lancashire, Merseyside and beyond, with the M58 and M6 motorways in close proximity.

The near vicinity is characterised by a mix of local and national companies, including Heinz and Sports Direct, nearby retail parks include Robin Retail Park and Robin Park Arena.

DESCRIPTION

The premises are situated on Tetbury Way on the Martland Park Estate in Wigan.

The two storey detached industrial / office premises is of steel portal frame construction with brick elevations, steel profile cladding above and steel profile roof.

The ground floor is accessed via electric roller shutter and is used predominantly for light storage, with eaves height of 2.32 metres, blockwork stanchions support the floor above. The ground floor also benefits from a goods lift.

At first floor level the offices are relatively open plan, with suspended ceilings incorporating LED lights, warm and cool air conditioning, raised floor and PVC powder coated windows, integral kitchen, male and female W.C's and separate cellular offices.

ACCOMMODATION

	Sq. Ft.	Sq. M.
Ground Floor	7,935	737.21
First Floor	7,930	736.80
Total Area	15,801	1,468

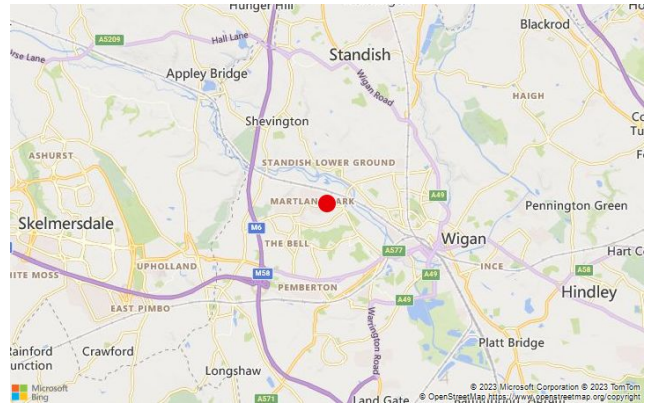
(Measurements to be confirmed)

SERVICES RESPONSIBILITY

It is the prospective tenants responsibility to verify all services and systems are in working order and are of adequate capacity and suitable for their purpose.

PRICE

£1.1 Million
(One Million and One Hundred Thousand Pounds)



LEGAL FEES

Each party to be responsible for their own legal fees.

RATES

We understand the current rateable value to be £76,500 per annum.

VAT

Rents and prices where quoted, are exclusive of, but may be liable to VAT at the prevailing rate.

VIEWING

Strictly by appointment with the joint agents.

Nolan Redshaw

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De Villiers Commercial

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ANTI-MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



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Property

Freeway House, Tetbury Close, Martland Mill Business Park, Wigan, Lancs, WN5 0LP

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Valuation

Current rateable value (1 April 2023 to present)

£76,500

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

[Estimate your business rates bill](#)

Valuations for this property

Valuations Help with Valuations	Effective date Help with Effective date	Rateable value
CURRENT 1 April 2023 to present	1 April 2023	£76,500
PREVIOUS 1 April 2017 to 31 March 2023	1 April 2017	£66,000

Hide all sections

Valuation details , Hide

Description [Help with Description](#)

Warehouse and premises

Local council

Wigan

Local council reference [Help with Local council reference](#)

00P833000700

Rating list [Help with Rating list](#)

2023

Effective date [Help with Effective date](#)

1 April 2023

Valuation scheme reference [Help with Valuation scheme reference](#)
[592306](#)Base rate [Help with Base rate](#)

£52.00

Measurement method [Help with Measurement method](#)

Gross internal area

Transitional relief certificate issued [Help with Transitional relief certificate issued](#)

No

Special category code [Help with Special category code](#)

096G

[How the rateable value is calculated , Hide](#)

The Valuation Office Agency (VOA) uses a 'rental' method to value industrial properties like factories, warehouses and workshops.

The VOA gathers information about rents paid for industrial properties. It analyses the information and works out a price per square metre. To get the price per square metre of an individual property, the VOA considers things like property age, location, physical characteristics and features.

The price per square metre is multiplied by the property floor area to get the rateable value.

Plant and machinery, car parking and land that add to the rateable value are shown separately in the valuation.

This property is part of [valuation scheme 592306](#) which includes a price for floor areas and property features.

[More about how business properties are valued](#)

Description	Warehouse floor areas		
	Area m ² /unit	£ per m ² /unit	Value Help with Value
Ground floor warehouse	701.5	£50.70	£35,566
Ground floor warehouse	35.4	£52.00	£1,841
First floor warehouse	30.9	£33.80	£1,044
First floor office	670.6	£57.20	£38,358
Total	1,438.4		£76,809

Valuation

Total value £76,809**Rateable value (rounded down) £76,500**[Get help with this valuation](#)

Help with current valuation

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- rateable values
- rateable value calculations

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