

3 Meeks Building, Rowbottom Square, Wigan WN1 1LB

to let

Upper Floor office space
117.80 SQM (1,280 SQFT)



£10,250 per annum

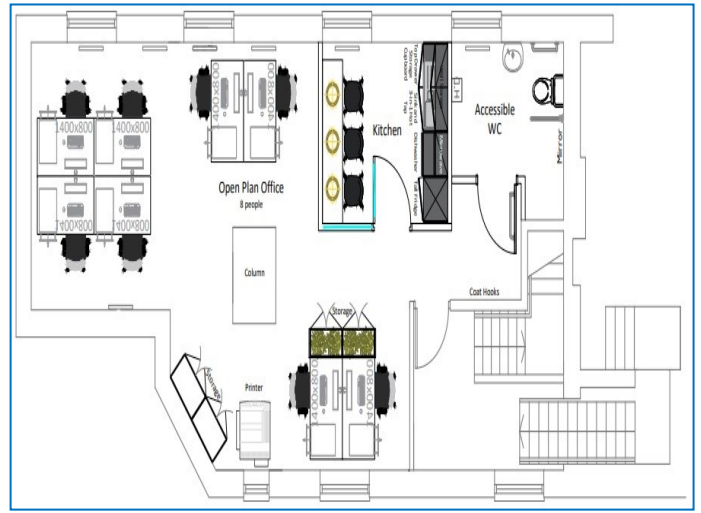
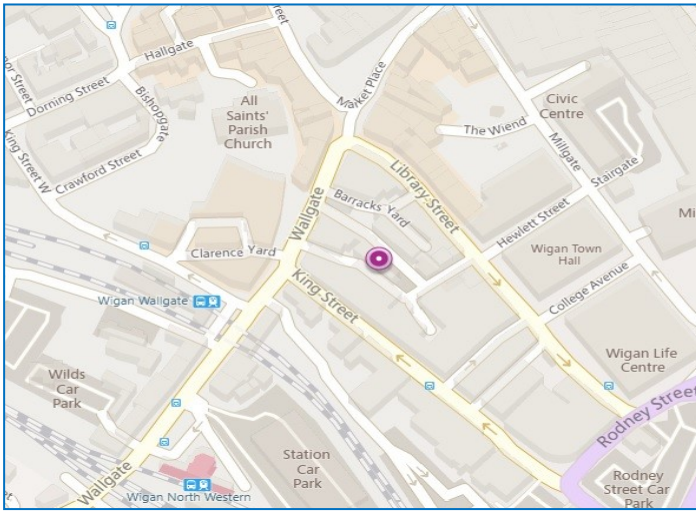
- Excellent town centre location
- In close proximity to towns regional and national railway station and renowned bus station
- Economically priced accommodation benefits rates relief at present (to qualifying interest)

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RICS

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Location

The property is accessed from Rowbottom Square via walkways from both Wallgate and Library Street in Wigan town centre. The location offers occupiers a short walk to the towns amenities, shops, services and public transport and ample public car parking is provided within proximity of the property.

Description

The premises are the upper floors of 3 Meeks Building which are accessed via a ground floor communal entrance vestibule leading to private stairwell to 1st and 2nd floors. The ground floor entrance is arrived at via walkways from either Library Street or Wallgate via a ramped access to the front door. Internally the accommodation to both 1st and 2nd floors are entered from a stairwell landing to corridors leading to compartmentalised accommodation. The compartmentalised accommodation does offer some scope for reconfiguration by an ingoing tenant as many of the walls are non-structural and created with stud partitioning.

Services

The premises benefits mains water, drainage, and electric. A service charge will be levied on tenants for communal services. None of the appliances or services have or will be tested.

Accommodation

The property benefits the following accommodation measured in accordance with RICS Code of Measuring Practice

	SQM	SQ FT
1st Floor	58.70	632
2nd Floor	59.10	636

Rating

At present there is a scheme in place which mitigates any payment of business rates to occupiers and it is deemed that this will continue for qualifying occupiers. However, potential tenants should bear in mind that this is a temporary scheme and could change during the period of their occupation.

Opportunity/Rental

It is recognized that the accommodation requires some upgrading and therefore the landlord is prepared to offer incentives to an ingoing tenant enabling them to carry out refurbishment works and reconfiguration to their desired requirements.

Quoting terms are based on a rental of £10,250 per annum exclusive of VAT plus service charge and utilities with incentives available by way of rent free, rent reductions etc. etc.

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 their own legal costs incurred in this transaction however a solicitors undertaking or abortive cost deposit will be required 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

May 2024
Ref: AG0754

Subject to contract

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