

1 York Street, Wigan
WN3 4BY

Service Offices

to let



From £9,000 per
annum

- Remaining suites available from 3 office suite 41 sqm (440 sqft) to 5 office suite 58.50 sqm (630 sqft)
- Communal WC and kitchen area
- 2 - 3 car parking spaces
- Ground floor suites

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Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

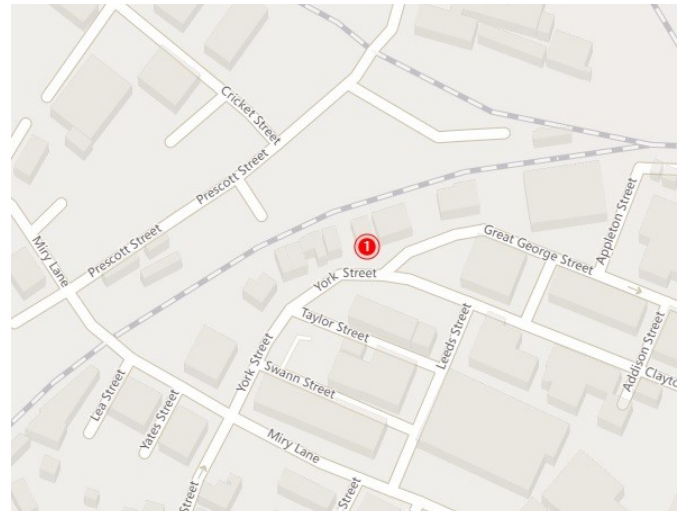
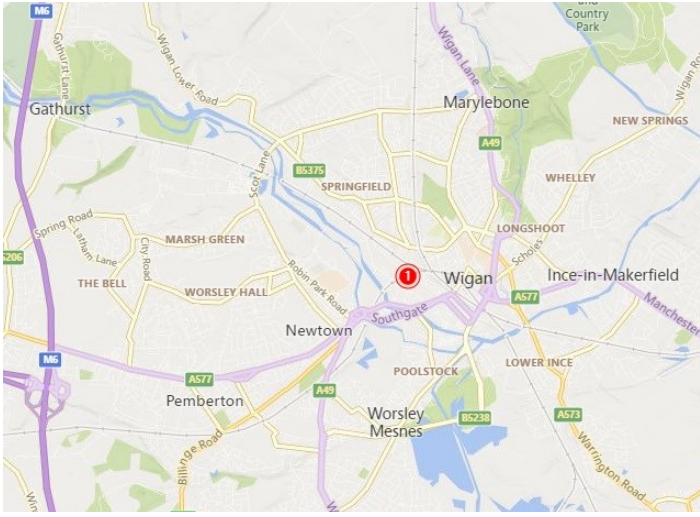
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Location

The offices are situated within a mixed warehouse/office commercial facility situated on York Street within the Miry Lane business hub area of Wigan. The position of 1 York Street provides easy access either by vehicle or on foot to the town centre. Within the town centre are various amenities, leisure and financial services along with public transport via the towns bus station and regional and national railway stations. Surrounding property users are all of business in nature including offices, warehousing, trade counters, leisure and other such business uses.

Description

The available offices are situated to the ground of this building and benefit their own self-contained entrance door leading to reception/office with 2 - 4 further offices and a storeroom thereafter. Communal kitchen and WC facilities are provided a short distance from the office suites.

The offices provide for good sized individual rooms which benefit gas central heating and good levels of lighting. 2 or 3 parking spaces are provided within a secure compound with the accommodation.

Services

The offices are provided on an all inclusive basis with services included within the rent to include the heating and lighting, building insurance and business rates. Further arrangements need to be agreed with the Landlord in respect of telecoms, broadband and other such services.

Accommodation

	SQFT
Scenario A - 3 offices with storeroom	440
Scenario B - 5 offices with storeroom	630

Rental

	Rateable Value (2017)
Scenario A - 3 offices and storeroom	£9,000 p.a.
Scenario B - 5 offices and storeroom	£12,500 p.a.

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. A solicitors undertaking in the event of abortive costs may be required prior to the release of any legal documentation.

EPC

The unit has an Energy Performance Certificate Rating of E-124.

Enquiries & Viewings

Strictly by appointment with the agents
 Email: info@parkinsonre.com
 Tel: 01942 741800

Subject to contract

March 2024 Ref: AG0752

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Anti Money Laundering

In order to discharge as legal obligations including those applicable under Anti Money Laundering Regulations, the owners agents will require a level of information from the successful bidder. In submitting an offer you agree to provide such information as required when heads of terms are agreed.

Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom the act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.