

Commercial space at Cotton Works



**COTTON
WORKS**

The great
northern
hotspot

Mill One, Cotton Works, Wigan WN3 5BE

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The Building

The Grade II listed Mill One was the first mill on the historic Eckersley site constructed in 1884. We're bringing it into the 21st century, transforming it into a hub for hospitality and work. We've worked with award-winning architects and interior designers to create sensational, light, modern spaces that retain and celebrate the original, bold, industrial architecture of the building. There will be ample car parking spaces with a generous allocation of electric car charging points along with cycle storage.

Construction is already underway and Mill One is due to be completed in Q1 2025.

**A unique,
aspirational
space in which
to take your
business to the
next level**

COTTON WORKS





NOT **your** run OF THE **mill**

So much more than just a commercial space, the ground floor of Mill One will be home to a huge new 22,000 sqft food hall with seven, independent, carefully curated food traders, seating for hundreds of customers, and a coffee/breakfast offering. An independent tap room on the same level will offer fine wines and locally sourced craft beers with a wraparound raised terrace for alfresco drinks and relaxation.

On the top floor, workers will be able to enjoy Wigan's first rooftop bar; an arresting new venue clad in glass to take advantage of the panoramic views of the Wigan skyline. Outdoor terraces will accommodate seating for alfresco drinks, dining and working.

**A space for
your business
that will offer
your employees
the finest food
and drink
destinations in
the North West**

More than JUST A place to work

Working in Mill One will offer employees so much more than just a place to work. It's the opportunity to be part of a bold new, dynamic 17-acre neighbourhood with amenities designed to attract, retain, and improve the well-being of the best talent. Imagine eating lunches at The Cotton Works Food Hall or in the landscaped plaza, visiting pop-up markets after work or hitting the on-site gym. The Cotton Works will be home to nurseries, doggy day care facilities, convenience stores and even a huge rooftop cocktail bar; in short, an incredible environment to work and thrive in.

**A trailblazing commercial destination built
with health and well-being in mind.**





Work your way

On the top floor of the mill we're also offering a unique membership-led co-working space to welcome a new generation of forward thinking, innovative entrepreneurs regardless of business size to take advantage of the flexible, design-led environment we'll be creating. The dynamic workspaces will foster a spirit of agile collaboration with bookable desks and meeting rooms, a podcast studio and breakout spaces to inspire creativity along with superfast connectivity.

**A tailor-made
workspace that is as
agile as you are**

Workspace specifications and **facilities**

Unique food hall

Event space

Doggy day care

Gym

Crèche facilities

Rooftop bar

Tap room

Independent retailers

Landscaped environment





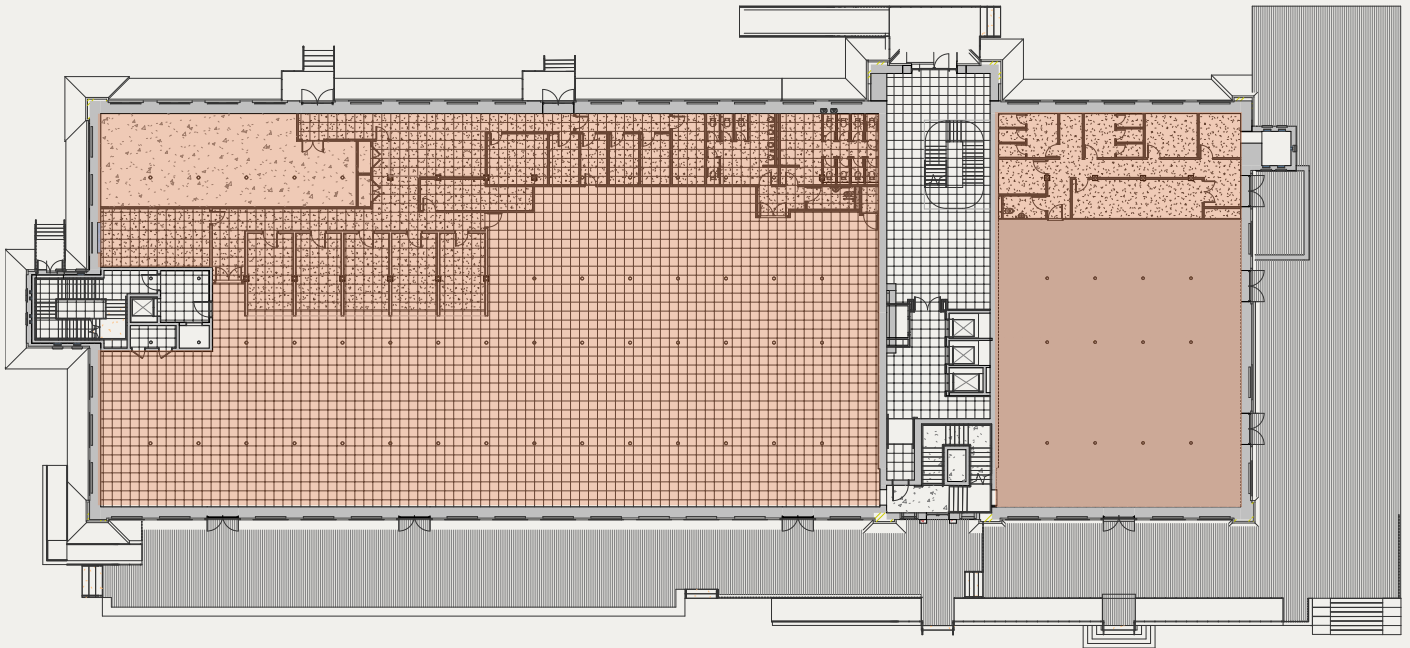
Building specifications

- Renewable energy with PV panels
- Air conditioning with comfort cooling & heating
- Low embedded carbon building
- 10Gb internet speed
- EV charging points
- Car parking
- Minimum EPC of B
- Cycle storage



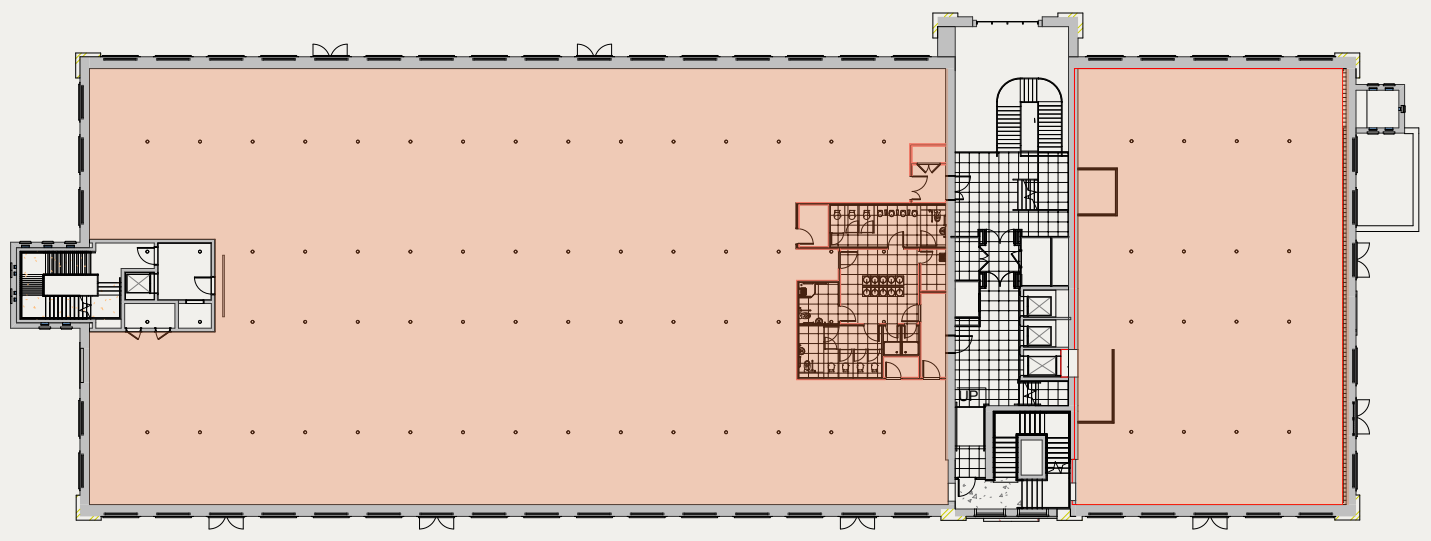
Floor Plans & Availability

Ground Floor



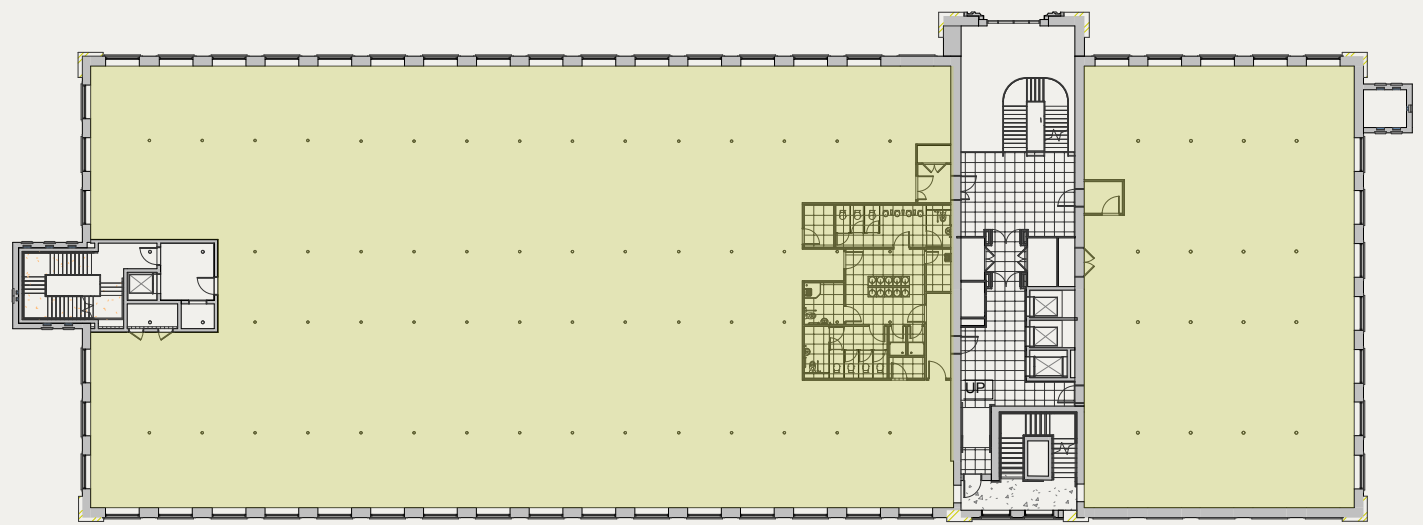
Ground Floor - Foodhall & Taproom

First Floor



Level 1 - 18,200 sq ft: **Unavailable**

Second Floor



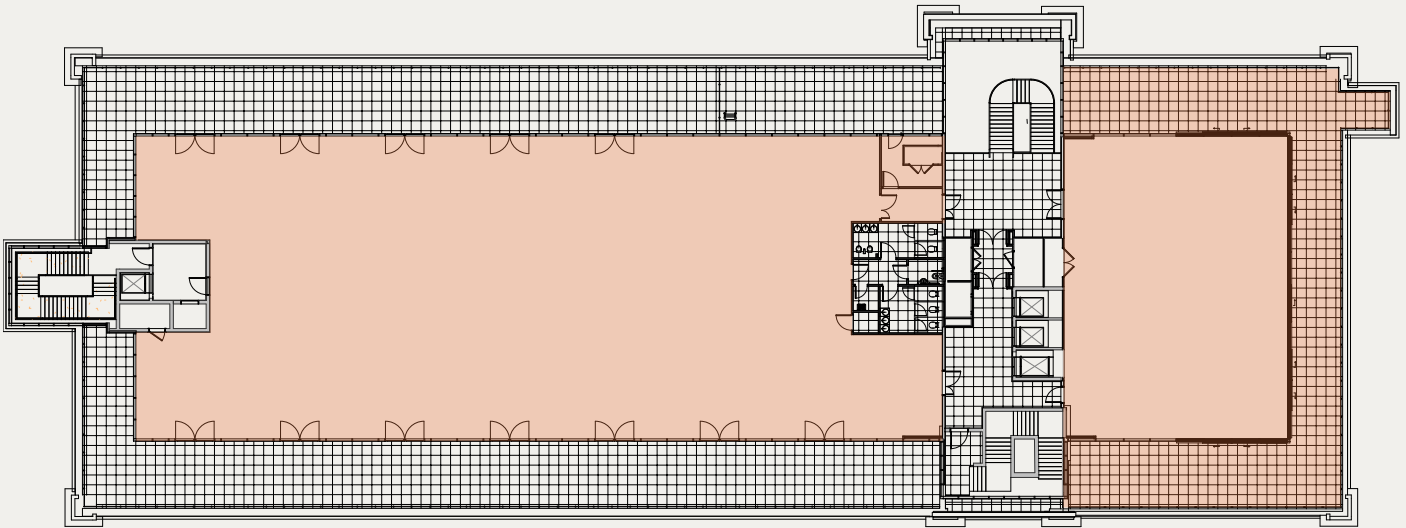
Level 2 - 18,200 sq ft: **Available**

Third Floor



Level 3 - 11,268 sq ft: **Available**

Fourth Floor



Level 4 - 8,957 sq ft: Co-working space & Cocktail Bar

Location and CONNECTIVITY

Road

Wigan is ideally located with easy access to both the M6 and the A580. Other local motorways include M61, M62 and M58 and the M65.

Rail

Wigan is unique in having two train stations located close to each other providing easy transport links to London, Birmingham and Glasgow and local destinations across the North West.

Bus

Wigan Borough has a great bus network, linking local and surrounding areas together. In the south side of the borough you'll also find the guided bus way (external link) that connects Leigh, Atherton and Tyldesley to Salford and Manchester City Centre. Part of this journey boasts a 4.5 mile traffic free bus way with limited stops, so you'll get to where you need to be in no time at all.

Air

Wigan is conveniently located for both Manchester and Liverpool Airports with regular direct trains from the town centre to Manchester Airport. International connectivity couldn't be easier.



Drive

20.7 miles

north west of Manchester

21.8 miles

north east of Liverpool

Train

42mins

Manchester Victoria

41mins

Liverpool Lime street

2hr 1min

London Euston

Air

27.7 miles

Manchester Airport

28.7 miles

Liverpool John
Lennon Airport

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