

The Granary, Foundary Yard,
Wigan WN1 1DJ

to let

Serviced offices
From 86 sqft



From £50.00 per
week

- Fully refurbished serviced offices
- In the heart of Wigan town centre close to regional & national train stations
- 10 on site parking spaces

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Parkinson Real Estate 10 Beecham Court, Wigan. WN3 6PR

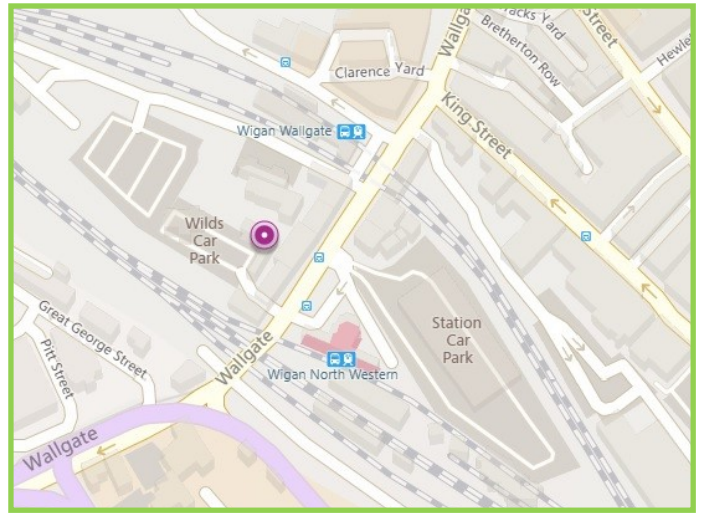
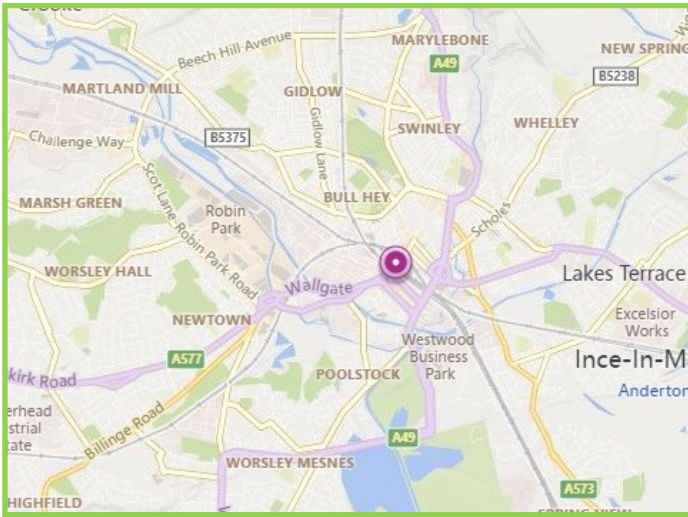


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Location

The subject premises are located to the rear of buildings which front Wallgate in the heart of Wigan town centre close to both the towns national and regional railway stations and within walking distance to the main shopping area and all local amenities.

Description

The property comprises a 3 storey quasi-detached building providing self-contained, fully refurbished, office accommodation over all 3 floors with parking. The accommodation benefits UPVC double glazing and fluorescent strip lighting throughout with each office benefiting central heating, air conditioning, superfast broadband, instant telephone connectivity and call answering services. The offices share communal kitchen and welfare facilities. There is 24 hour access available to the offices with CCTV

Services

We understand mains services are connected to the property to include mains water, drainage, gas and electric.

Availability

Current office suites available are as follows:

	SQM	SQ FT
Office 1 (2 - 5 people)	30.00	323
Office 2 (1 - 2 people)	7.99	86
Office 2 (1 - 2 people)	7.99	86
Office 6 (4 - 7 people)	49.98	538

Rating

The suites are all rated individually and all presently qualify for small business rates relief. Further information available upon request.

Rental

Prices include electricity, gas central heating, telephones, broadband, receptionist service & free use of in-house conference room.

	SQM
Office 1	£150 per week
Office 2	£50 per week
Office 2	£50 per week
Office 6	£200 per week

Terms

The premises are available to let terms to be agreed. A deposit will be requested.

VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be payable at the prevailing rate. Your legal adviser should verify.

Legal costs

Each party to be responsible for own legal costs incurred in this transaction.

EPC

The property has an Energy Performance Rating of C-72.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

Aug 2024 Ref: AG0777

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Money Laundering

In order to discharge our 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.