

civic

MILLGATE, WIGAN, WN1 1BH. AVAILABLE 2025.

CAPITAL&CENTRIC



NEVER DREAD MONDAYS AGAIN.

Civic will be a super energy-efficient stand-out workspace in the heart of Wigan town centre. The BREEAM Excellent building will have space for businesses of all sizes, from desks for solo start-ups, all the way to big open plan offices with their own front door.

Capital&Centric is renovating the brutalist building, restoring the best of its original features back to their former glory, including the iconic waffle ceiling, terrazzo staircases and feature windows.

Civic will be more than just a place to work. It'll be a community of businesses with social get-togethers, with knowledge sharing and collaboration alongside social get-togethers.

Single desks available | Suites from 480 - 2,500 sq ft



FEATURES.

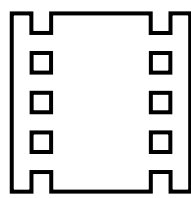
KEY FEATURES.



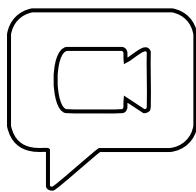
On-site café bar



Move in Summer
2025



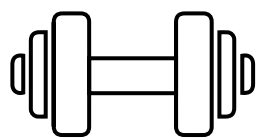
Mini-cini



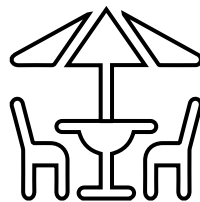
Shared meeting
rooms



Call booths



Gym studio



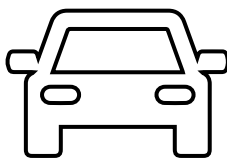
Roof terrace



Secure bike storage



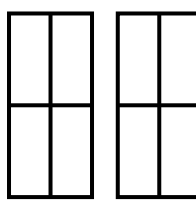
EV charging points



Car parking spaces
available



Lush, green spaces



Feature windows



BEFORE



OLD, BUT NOT OLD FASHIONED.

- BREEAM EXCELLENT
- EPC A
- EXPOSED CONCRETE WAFFLE CEILINGS
- FULLY FURNISHED SUITES
- PRIVATE FRONT DOORS AVAILABLE
- FITTED WCS AND SHOWERS
- LIFTS TO ALL FLOORS
- 24-HOUR FOB ENTRY
- PRONORM KITCHENS WITH QUOOKER TAPS
- ONSITE CAFE BAR
- MEETING ROOMS, CALL BOOTHS AND
BREAKOUT SPACE
- GYM STUDIO
- ROOF TERRACE AND OUTDOOR SEATING
- ONSITE COMMUNITY MANAGER
- SOCIALS AND WELLBEING
- LEARNING AND MASTERCLASSES
- CAR PARKING AND EV CHARGING
- SECURE CYCLE STORAGE

LOWER-GROUND.

- WORKSPACE
- CYCLE STORE
- MINI-CINI
- GYM STUDIO



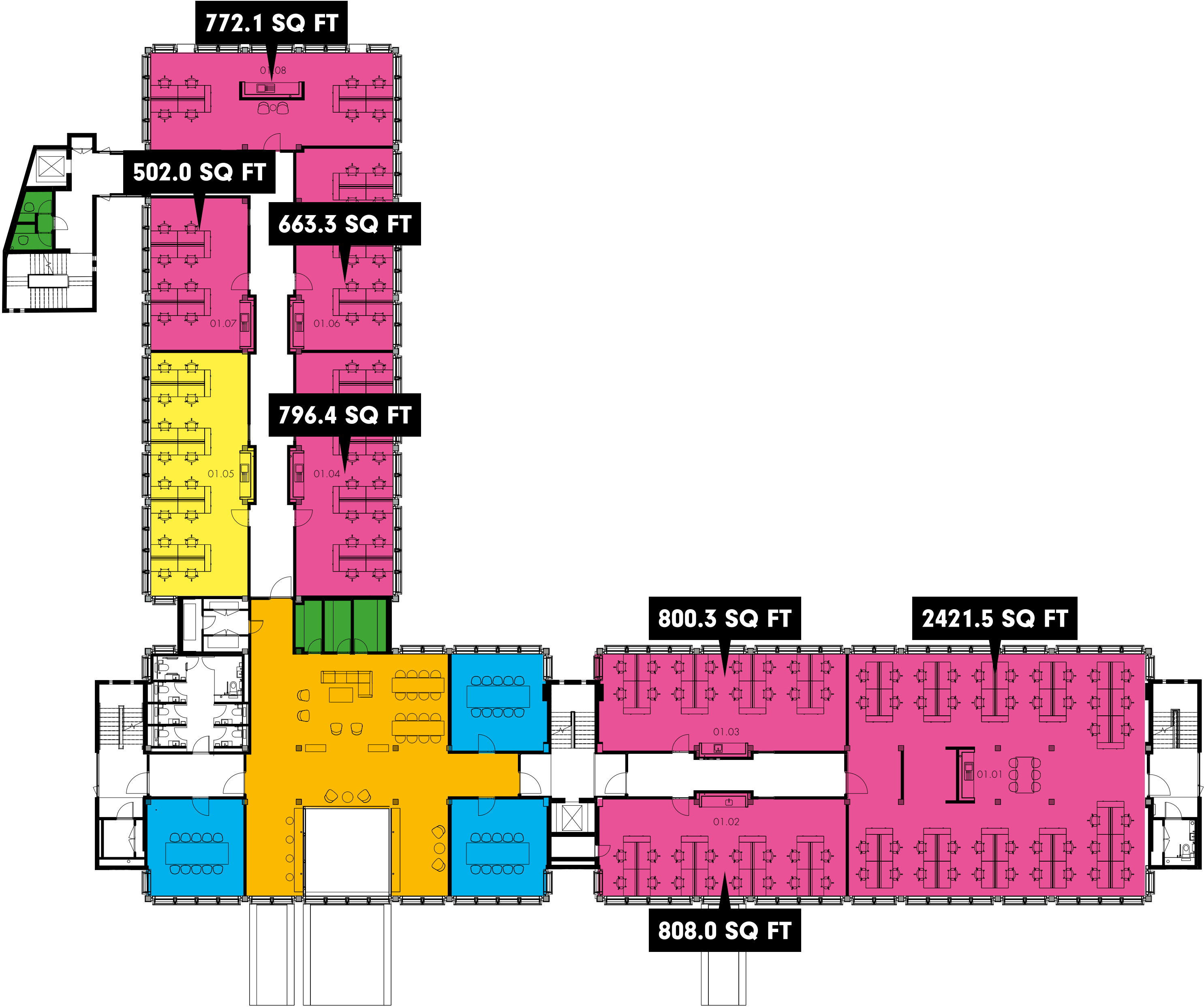
UPPER-GROUND.

WORKSPACE

COFFEE SHOP



LEVEL 1.



- WORKSPACE
- CO-WORKING
- BREAKOUT LOUNGE
- MEETING ROOMS
- CALL BOOTHS

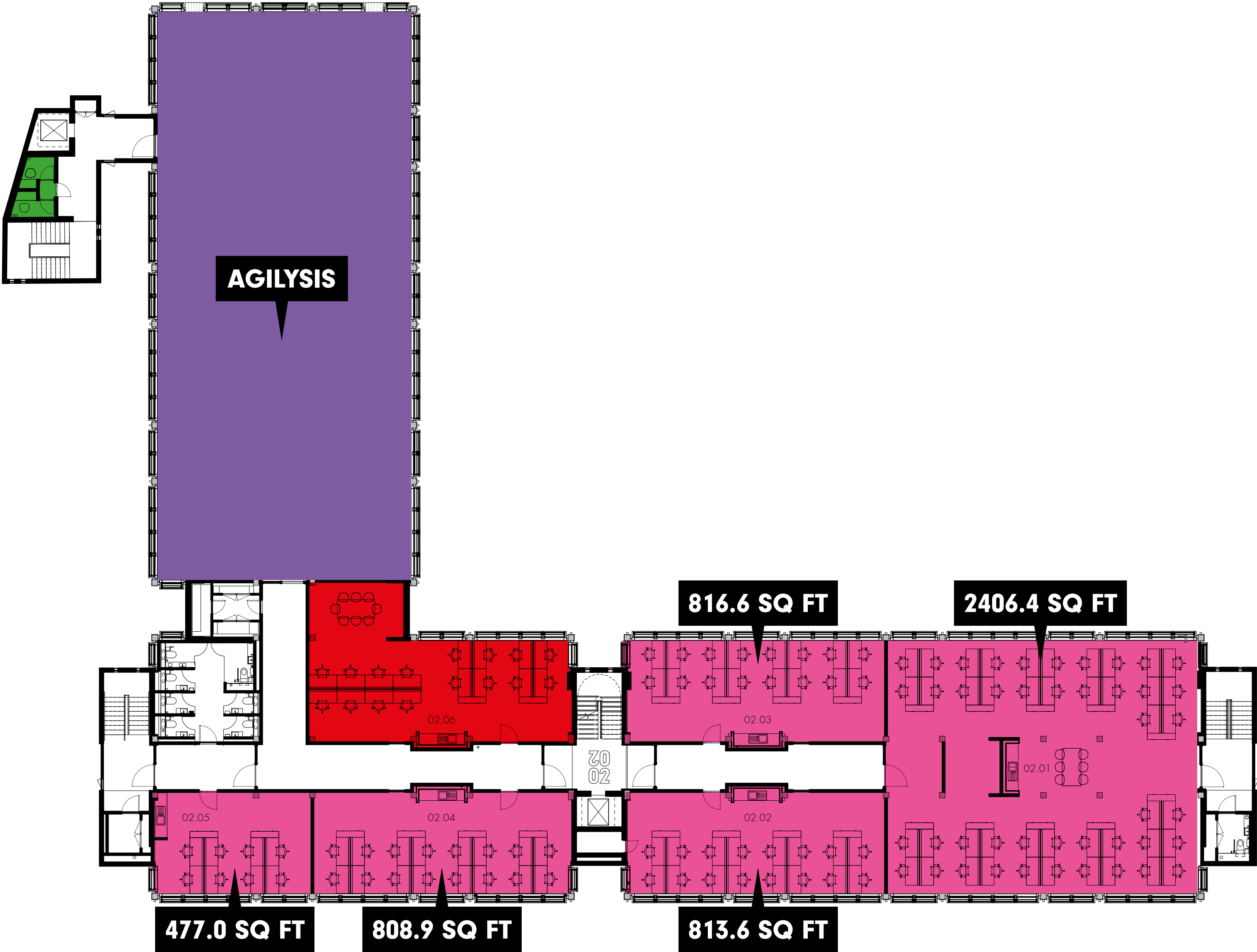
LEVEL 2.

AGILYSIS

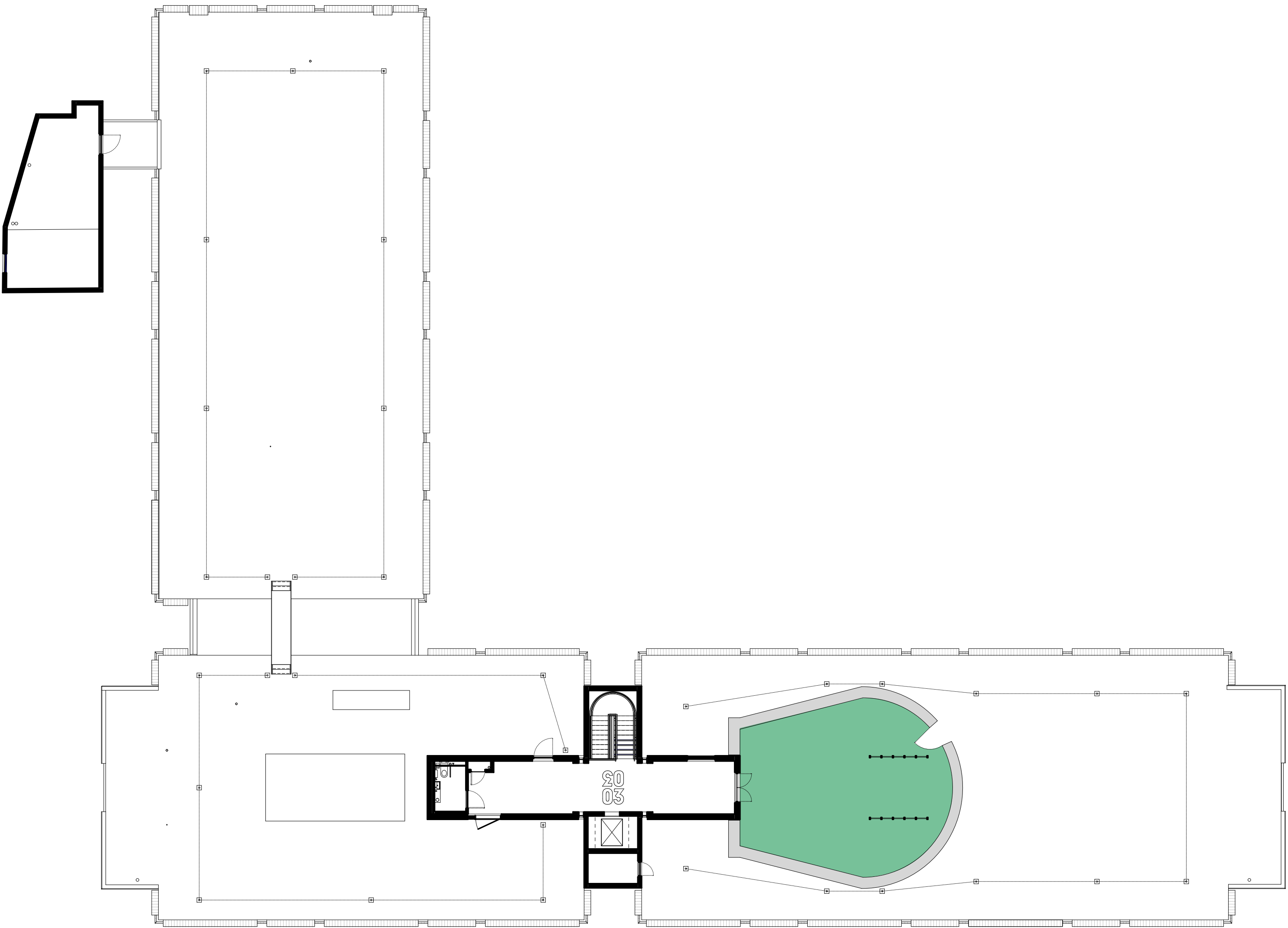
UNDER OFFER

WORKSPACE

CALL BOOTHS



LEVEL 3.



ROOF TERRACE

WORKSPACE.

IT'S GETTING A SPACE LIFT.

Civic is designed to help you get your best work done. As well as incredible design, it's packed full of extras to keep you ahead of the game.

You'll be ready to start work from day one, with full fibre internet, heating and cooling cassettes and motion sensed lighting. All suites are furnished by HAY, high quality Scandi-designed pieces that are sustainably sourced, low carbon and contain no noxious chemicals.

Unlike anything else in town, Civic will have best in class amenity including a gym, mini-cini and rooftop terrace. There'll be a mix of shared spaces to encourage collaboration, including a hub with breakout space, co-working areas, meeting rooms and call booths.





OVERVIEW.

COMMUNITY BUILDING.

There'll be a raft of events focused on bringing the community together, learning, development and wellbeing, alongside support geared to help start-ups and small businesses thrive. The onsite team will be on hand to help you get the most out of being part of the Civic community.

Designed to evolve throughout the day, the onsite café-bar will keep your team fuelled all the way from morning brews, to lunch and after work drinks.

HISTORY.

CIVIC DUTY.

Dating back to the early 1970s, the building started out as Wigan Civic Centre and was home to Wigan Council until 2018. Since then, it's been left to deteriorate and in desperate need of some TLC.

The concrete structure is a prime example of brutalist architecture, designed to have clean lines, symmetry and huge windows that flood the space in natural light. Externally, there's a mix of concrete finishes and textures, with a cantilevered canopy over the entrance.

Of course, we're keeping what we can, carefully restoring the beautiful concrete waffle ceiling and breathing new life into the original terrazzo staircases.





LOCATION.


THE PLACE TO BE.


Civic couldn't be in a better spot in the centre of Wigan, with train and bus stations a short stroll away.

It's less than a minute's walk to the high street and Grand Arcade Shopping Centre, which will soon be home to STACK, a new hang out spot with street food, drink, live music and performances.

- **WIGAN WALLGATE TRAIN STATION.**

05 MINS.
- **WIGAN NORTH WESTERN TRAIN STATION.**

07 MINS.
- **WIGAN BUS STATION.**

06 MINS.
- **MILLGATE MULTI STORY.**

04 MINS.

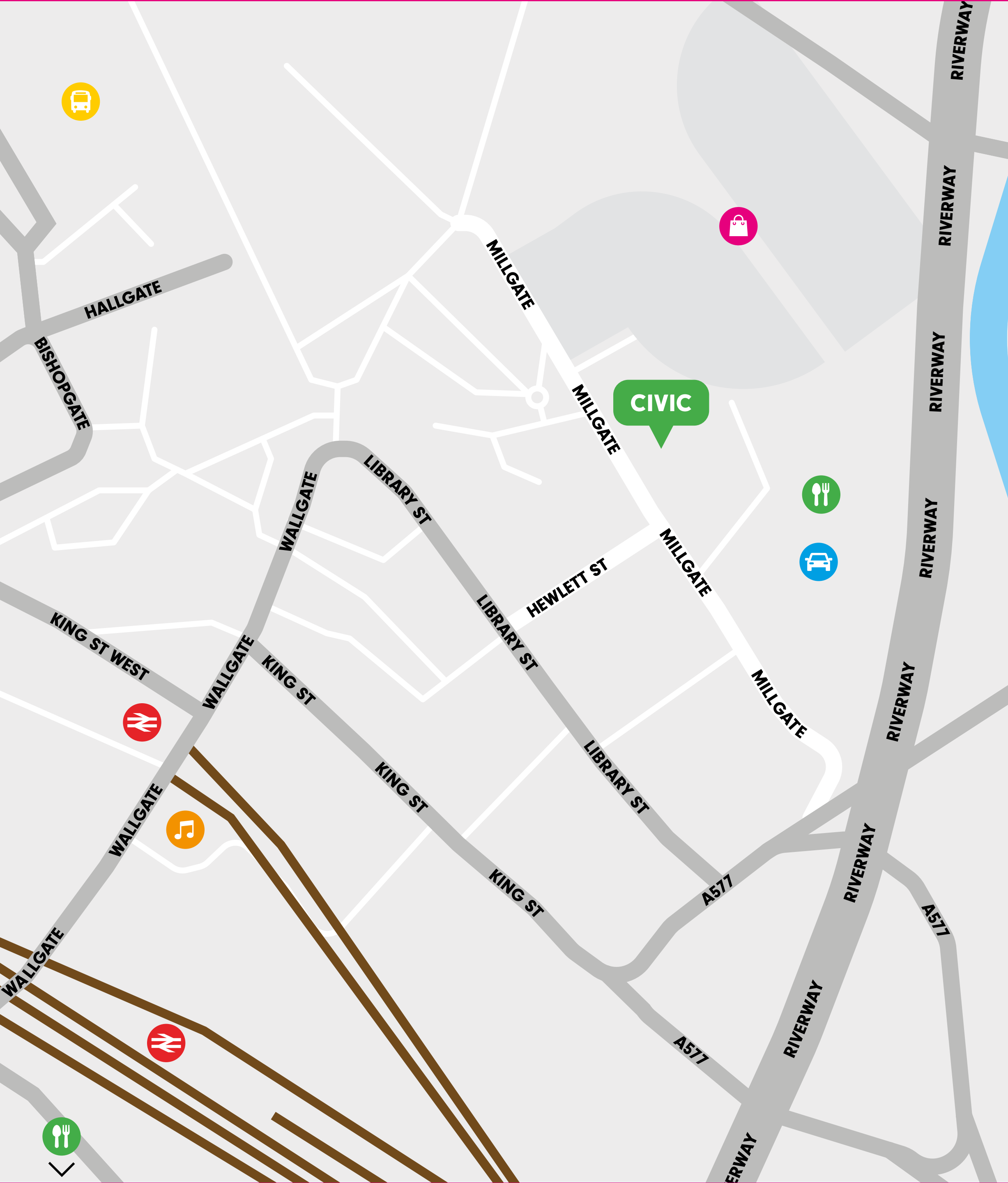
- **FEAST AT THE MILLS.**

15 MINS.
- **GRAND ARCADE CENTRE.**

01 MIN.
- **STACK FOOD HALL.**

02 MINS.
- **THE BOULEVARD.**

04 MINS.





WORKSPACE.

NOT JUST A PRETTY SPACE.

Civic is set to achieve an EPC A Rating and BREEAM Excellent, making it the only BREEAM building in Wigan.

We want Civic to be as green as possible, with extensive perimeter landscaping and a verdant roof garden offering great views overlooking the town and Rivington. Existing concrete canopies will be planted and provide a lush welcome to Civic.

How people travel to and from work is another key sustainability consideration. Wigan Wallgate and Wigan Western train stations are less than a ten-minute walk from Civic, and we will also be providing secure cycle storage and EV charging points.

TRACK RECORD.

THIS ISN'T OUR FIRST RODEO.

Capital&Centric is a social impact developer, investor, and operator, with projects across the UK. We dream up ways to turn unloved land and buildings into brilliant new places.

We love great architecture, offbeat design and everything we build is super energy-efficient. We've got a pretty impressive track record, covering homes, restaurants, workspace, hotels, and mixed-used neighbourhoods.

We're the people behind Liverpool's Bunker, a tamed brutalist beast that's won the British Council for Offices award for the best office development in the UK, and has picked up design awards from RIBA and Architect's Journal.

Tempest is another restored brutalist workspace in Liverpool city centre. It's been home to some of the city's greats, including Castore which is now valued at £1b. That's how good our spaces are ;)



BEFORE



INTERESTED?

Fancy setting up shop at Civic?
Move in Summer 2025.

Get in touch with our team to have a chat or
book in for a brew and a tour.

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