

civic

MILLGATE, WIGAN, WN1 1BH. AVAILABLE 2025.

CAPITAL&CENTRIC





NEVER DREAD MONDAYS AGAIN.

Civic is a super energy-efficient workspace in the centre of Wigan town centre. The BREEAM Excellent building has space for business of all sizes, from desks for solo start-ups, all the way to big open plan offices with their own front door.

At Civic, you're not just renting a spot to get your head down, you're joining a like-minded bunch of creatives, entrepreneurs and doers. With regular events, masterclasses and an onsite community manager, it's easy to make connections that count.

Life at Civic also comes with next-level amenity including an onsite café-bar, south facing rooftop terrace, gym and fitness studio, mini cini, meeting rooms and breakout space

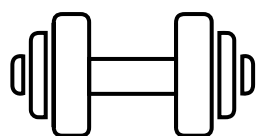
Single desks available | Suites from 480 - 2,500 sq ft

FEATURES.

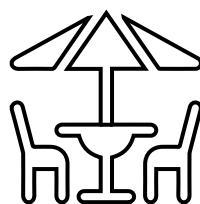
KEY FEATURES.



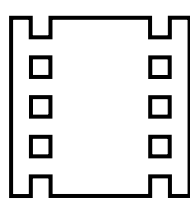
Onsite
café-bar



Gym &
fitness studio



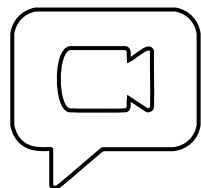
Rooftop
terrace



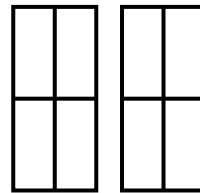
Mini
cini



Community
team



Meeting rooms
& call booths



Original brutalist
features



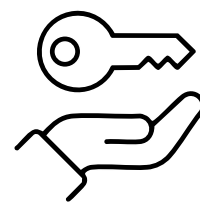
Town centre
location



Car parking
& EV charging



Secure
bike storage



24-hour
access



Community
events



**OLD, BUT
NOT OLD
FASHIONED.**

24-HOUR FOB ENTRY



WORKSPACE.

DITCH THE KITCHEN TABLE. DESK AT CIVIC.

Whether you're flying solo or part of a small team, Civic is the perfect base to plug in, crack on, and connect. We've got all-inclusive monthly desk memberships for people who want more than just somewhere to sit. Think beautiful brutalist interiors, buzzing community vibes, and all the extras to help you get your best work done.

You'll get the whole package with no hidden costs: your own desk, full fibre internet, brew stations, kitted out kitchens, events, HAY furniture, meeting rooms, call booths, as well as full use of the gym, mini cini and rooftop terrace. Rent, rates, service charge, utilities and bike storage also come included. Onsite car parking is available as an extra add on.





OVERVIEW.

COMMUNITY BUILDING.

There's also a raft of events focused on bringing the community together, collaboration, learning, development and wellbeing, alongside support geared to help start-ups and small businesses thrive.

The onsite team are on hand to help you get the most out of being part of the Civic community.

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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.



THE GOOD STUFF.

REDEFINING THE DAILY GRIND

Meet Cotton, our onsite cafe-bar brewing up coffee, slinging sarnies and pouring pints.

The Manchester faves, who have been going for 10 years, have curated a menu of brekkie items, baked goods and their infamous sandwiches, all made at their very own bakery.

The space will transform into a bar in the evenings, making it the perf spot for after work drinks.

As well as keeping you fuelled all through the day, it's a place to welcome your visitors, have meetings and host events.





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.

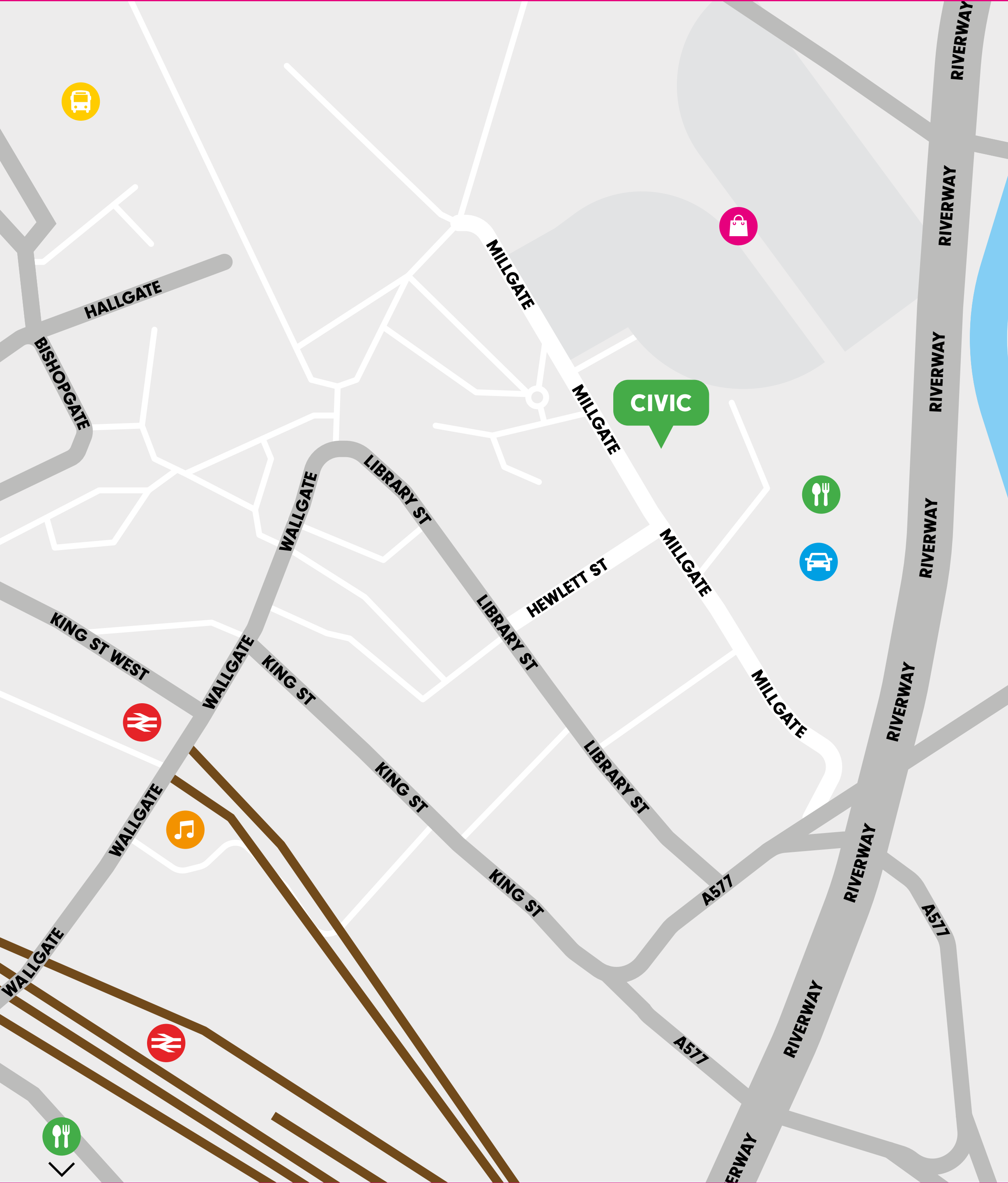
- **FEAST AT THE MILLS.**

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.

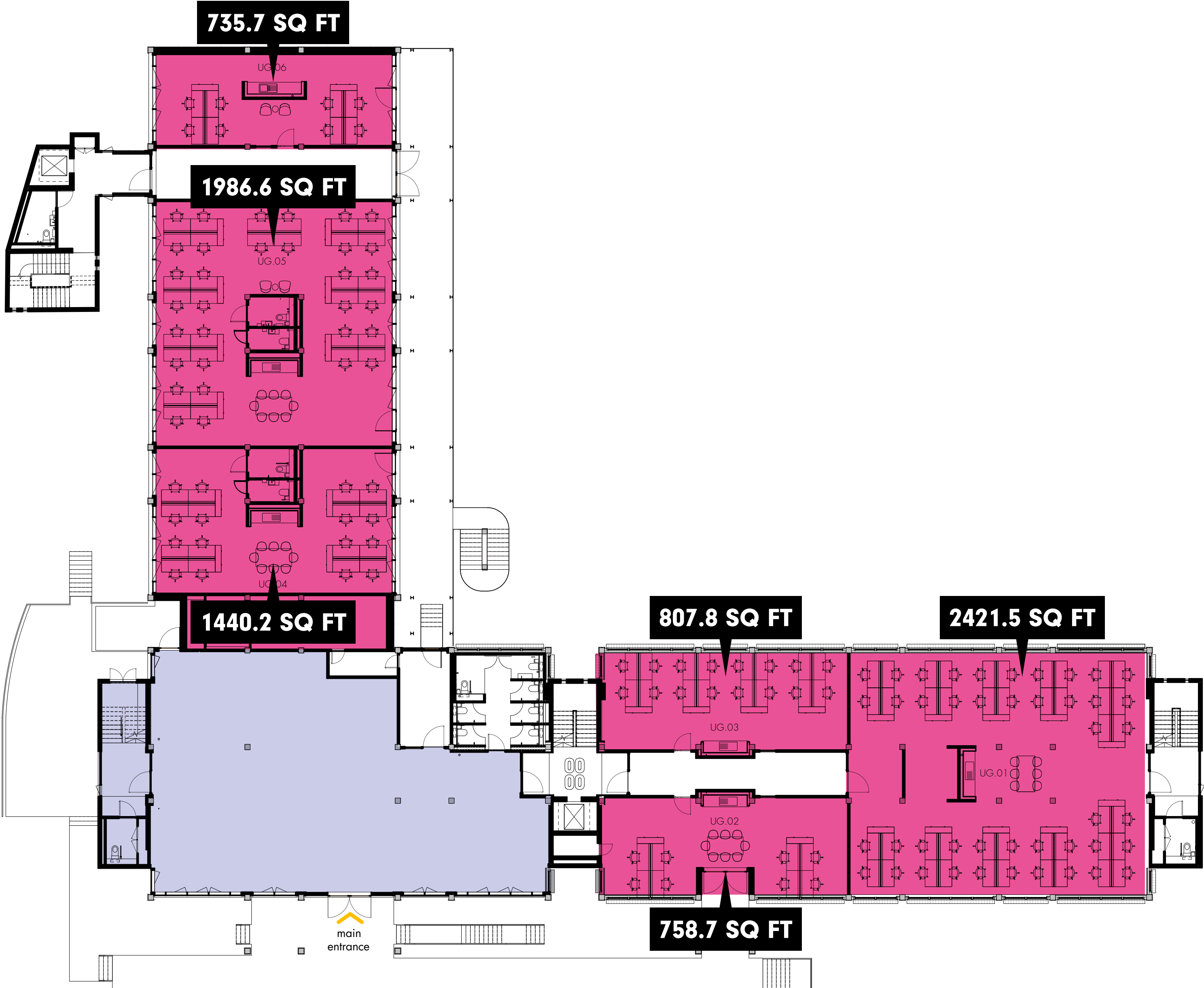
We want Civic to be as green as possible, with extensive perimeter landscaping and a verdant roof garden offering great views overlooking the town and Rivington. Existing concrete canopies will be planted and provide a lush welcome to Civic.

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.

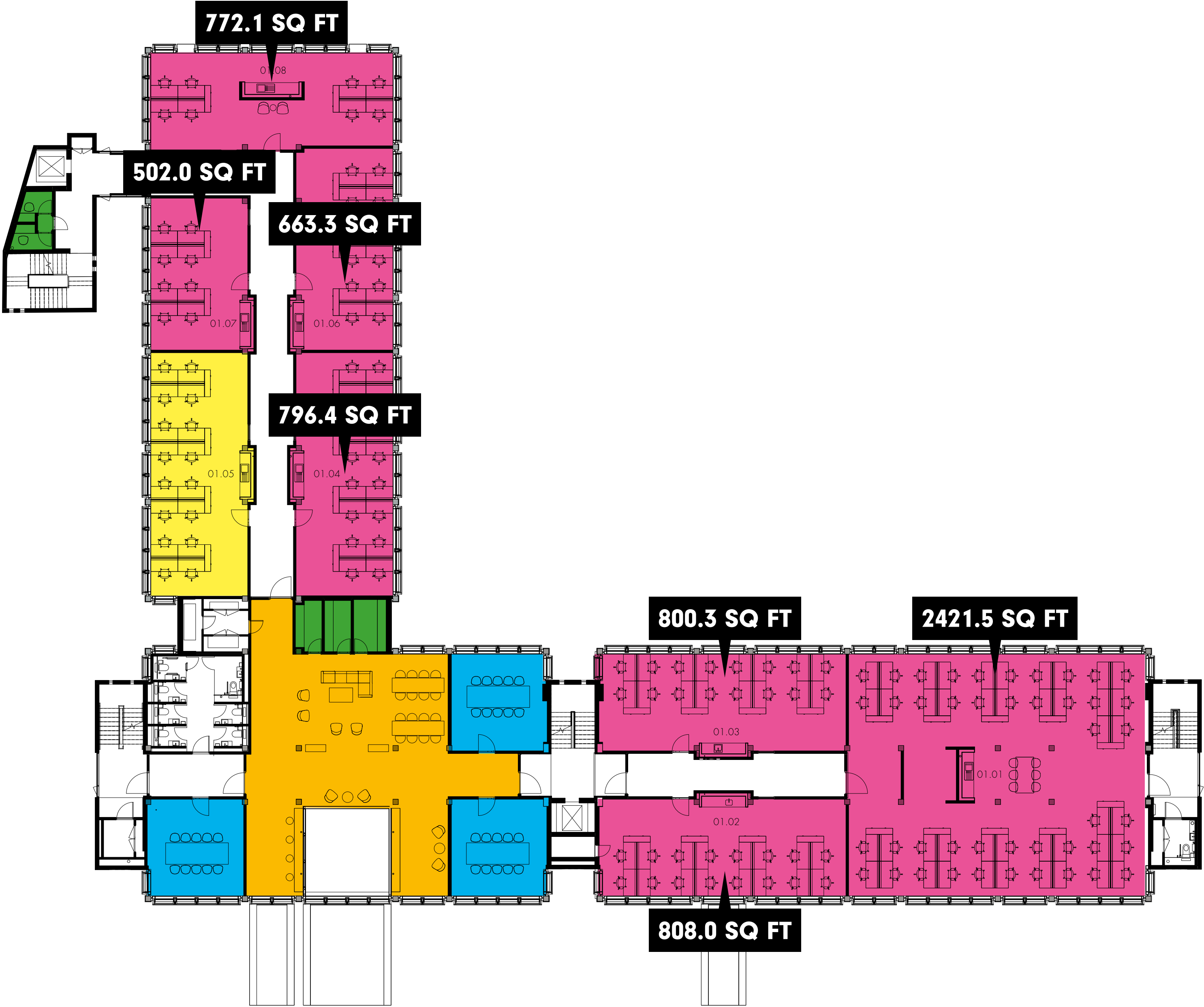
UPPER-GROUND.

WORKSPACE

COFFEE SHOP



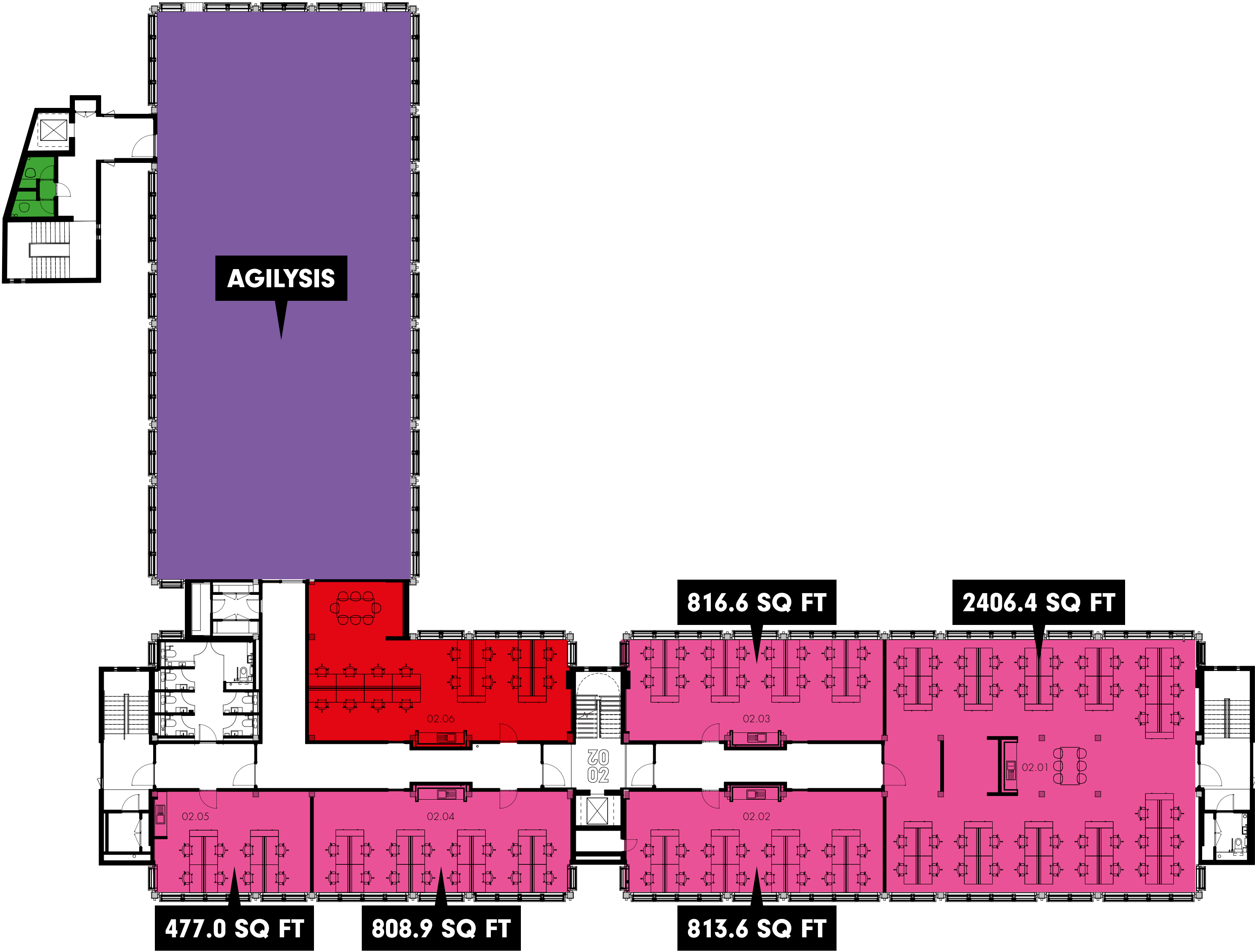
LEVEL 1.



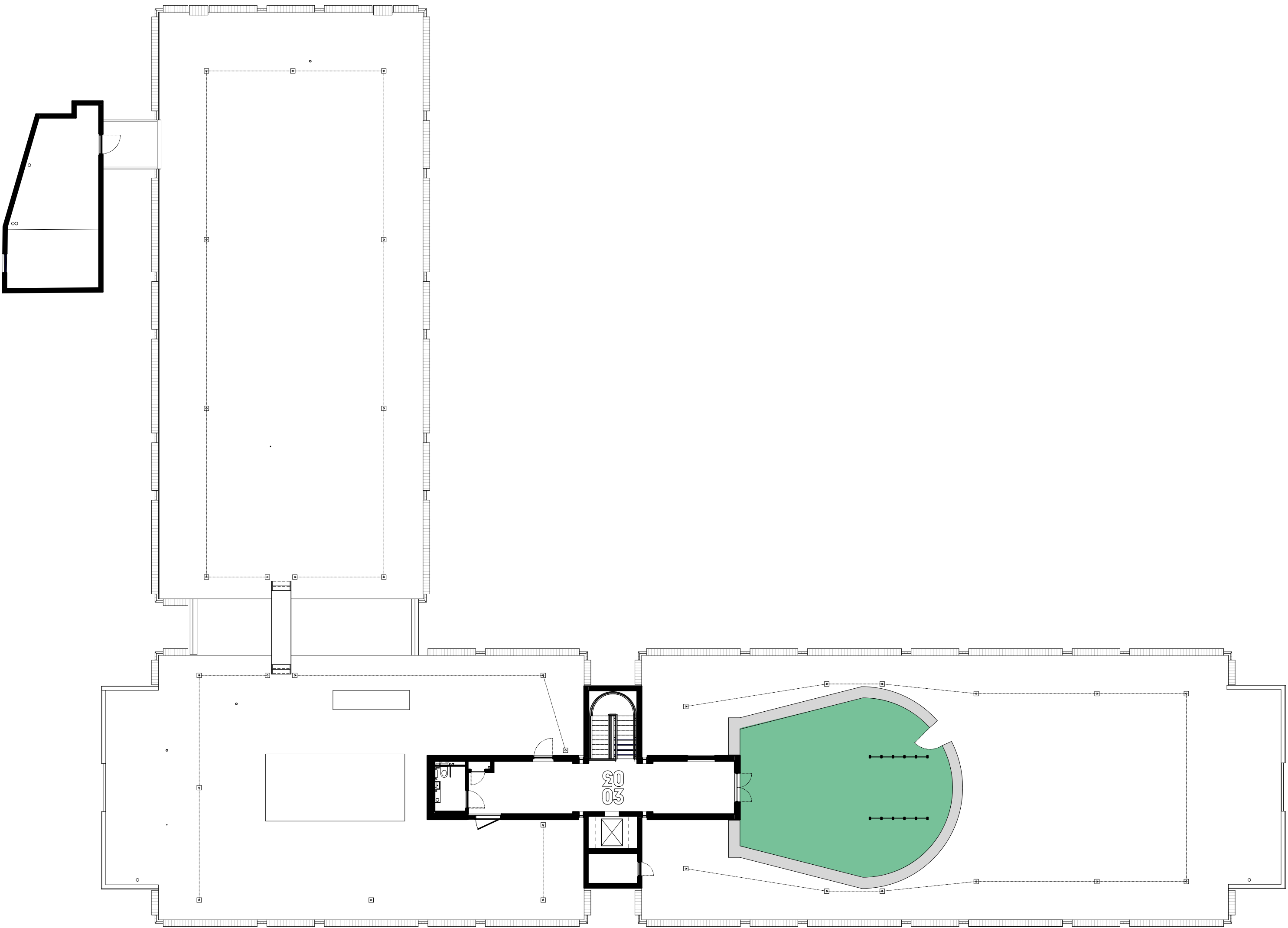
WORKSPACE
CO-WORKING
BREAKOUT LOUNGE
MEETING ROOMS
CALL BOOTHS

LEVEL 2.

- AGILYSIS
- UNDER OFFER
- WORKSPACE
- CALL BOOTHS



LEVEL 3.



ROOF TERRACE

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.

CAPITAL&CENTRIC

Anthony Powell | Capital&Centric
ap@capitalandcentric.com
07502 262 649

PARKINSON
REAL ESTATE ●●●●
01942 741800

Daniel Crawshaw | Parkinson Real Estate
daniel.crawshaw@parkinsonre.com
07949 729229

CANNING
O'NEILL
canningoneill.com
0161 244 5500

Daniel Lewis | Canning O'Neill
daniel@canningoneill.com
0744 535 0602



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