



18 Beecham Court

Wigan WN3 6PR

Office Suites

From 144.00 SQM (1,550 SQFT)

From **£21,000** per
annum

- ❖ Excellent modern office accommodation
- ❖ Established and well regarded business park location
- ❖ Well located for connectivity and amenities

To Let

PARKINSON
REAL ESTATE ● ● ● ●

e: info@parkinsonre.com

www: parkinsonre.com

Additional Plans / Photos



Ground Floor



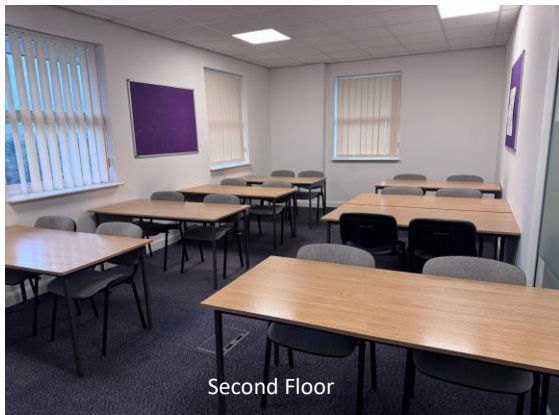
Ground Floor



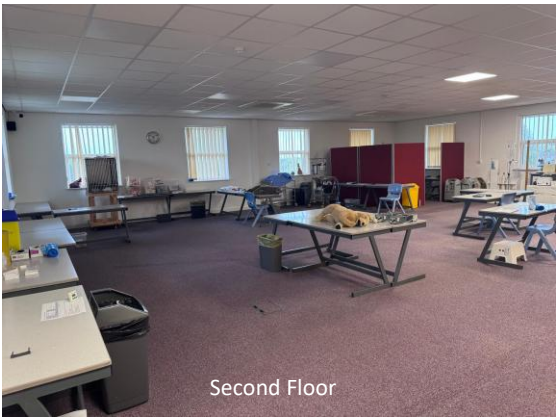
Ground Floor



Ground Floor



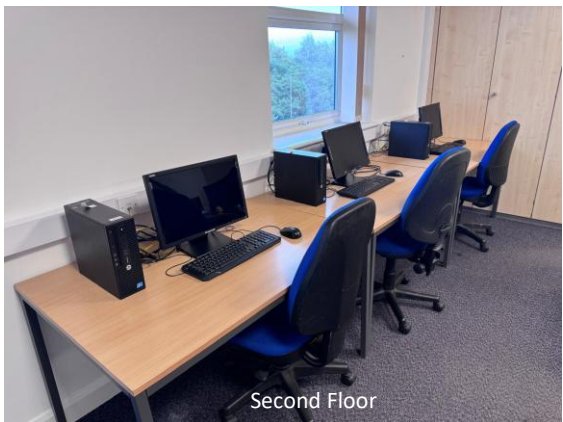
Second Floor



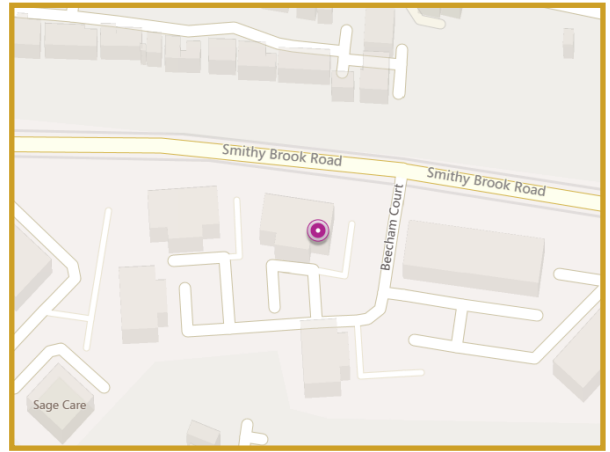
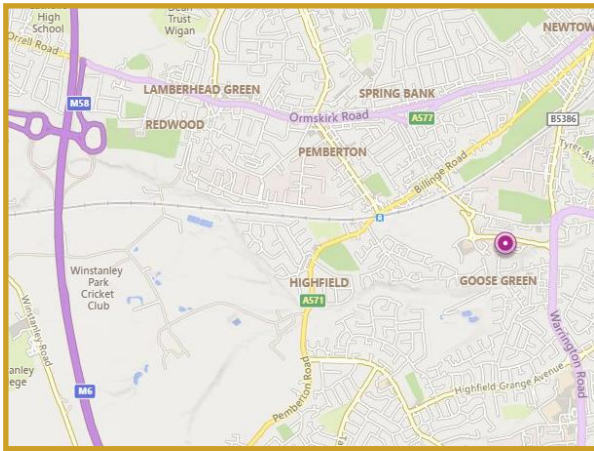
Second Floor



Second Floor



Second Floor



Location

The premises are situated within Beecham Court, a distinguished and prominently positioned development on Pemberton Business Park. The property benefits from a frontage onto the A49, Wigan's primary arterial road, ensuring excellent prominence and accessibility. It is conveniently located approximately 1.5 miles from Wigan town centre and around 2 miles from Junction 25 of the M6 motorway, providing direct links to the regional and national motorway network. Established occupiers within the business park include Handelsbanken, Cuerden Developments, Greenhalgh Kerr Solicitors and Keepmoat Homes.

Description

The individual suites are situated within a three-storey detached building on Pemberton Business Park.

The top floor suite comprises a spacious open-plan office area, complemented by three private offices suitable for use as meeting rooms or executive offices.

The ground floor consists of one open plan office which can be compartmentalised with demountable partitioning and benefits its own kitchen facilities. Communal welfare facilities, and WCs are available on all floors.

The building benefits lift access serving all floors and is finished to a high standard throughout. Externally, the property provides for landscaping and 12 allocated parking spaces for the exclusive use of occupiers based on the size of their accommodation.

Accommodation

The available accommodation within the building is as follows:

	SQM	SQFT
GF Office	144.00	1,550
SF Office	309.36	3,330

Services

We understand mains services are connected to the property to include mains water, drainage and electric. We understand electric and water to each suite is billed on a pro-rata basis based on occupancy. Please note that neither service connections nor any appliances have or will be tested prior to completion

Rental

Each suite is available to rent on terms to be negotiated. Each suite attracts the following asking rent

	Rent P.A.
Ground Floor	£21,000
Second Floor	£42,500

Service Charge

A service charge is payable, details of which can be provided upon request.

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 own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Lessors solicitors prior to the issue of any legal documentation.

EPC

The property has a valid Energy Performance Certificate until February 2033 with a rating of B-32.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to Contract

Ref: AG0857 Oct 2025.

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Wigan, WN3 6PR

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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 they 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.

MONEY LAUNDERING REGULATIONS - Under Money Laundering Regulations we are obliged to verify the identify of any proposed purchaser once a sale has been agreed. This is a requirement under statute and therefore upon any offer being accepted a request will be made to the purchaser for various personal information to assist in verifying their ID.