



WATERSIDE HOUSE

WIGAN PIER BUSINESS PARK WN3 5AZ

TO LET

Self-Contained Office
Accommodation

4,575 SQ FT

(CAN SPLIT TO SUITES OF
1,970 SQ FT & 2,407 SQ FT)





LOCATION

Waterside House is situated within the established Wigan Pier Business Park off Westwood Link Road on Waterside Drive close to Wigan town centre and has road frontage on to Waterside Drive, just off the A49, and overlooking the Leeds/Liverpool canal. The surrounding area includes many numerous retail and business users.

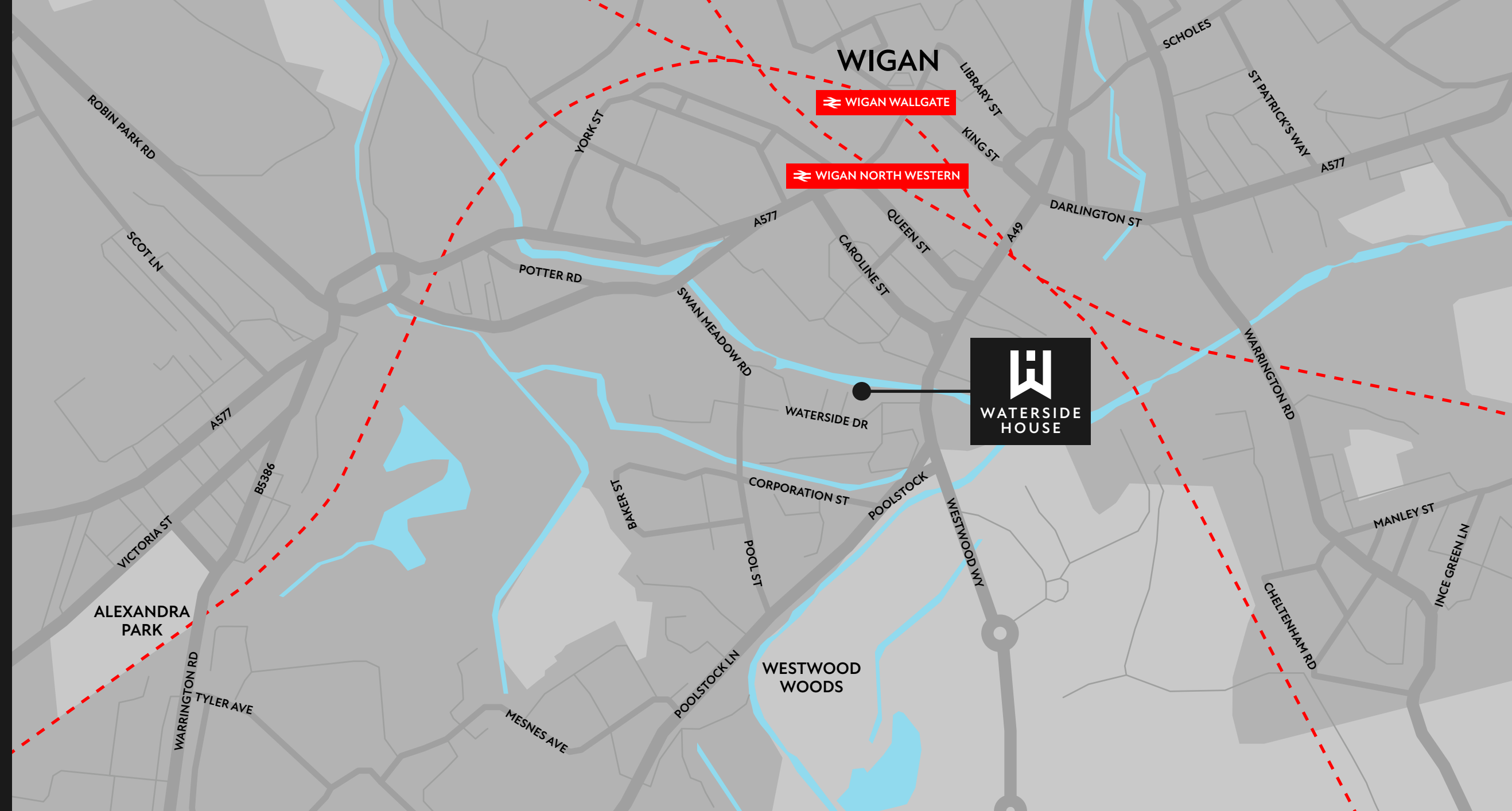
Westwood Link Road provides dual carriageway access to Junction 26 of the M6 via the new A5225. Wigan is located on the west coast mainline and Wigan Wallgate railway station is within walking distance (0.25 miles) of the property.



15 MINUTE WALK
TO TOWN CENTRE



16 MINUTE DRIVE
TO J26, M6



TRAIN TIMES

St Helens Central – 12 mins
Warrington Central – 26 mins
Liverpool Lime Street – 31 mins
Manchester – 46 mins
London – 116 mins

Times are approximate figures.
Source Google 2025.



AERIAL

HOLLYWOOD BOWL

ENTERPRISE
RENT-A-CAR

GO OUTDOORS

LEEDS AND
LIVERPOOL CANAL

WATERSIDE DRIVE

BUS STATION

WIGAN WALLGATE

10 MINS

WIGAN NORTH WESTERN

WIGAN MARKET

MARKETGATE
SHOPPING CENTRE

GRAND ARCADE
SHOPPING CENTRE

15 MINS

PREMIER INN

WATERSIDE
HOUSE

A49



DESCRIPTION

The available suite provides grade A office space and key features include:
Modern open plan accommodation

Secure and attractive canal side setting close to Town Centre

Glazed feature entrance

Generous car parking

Comfort Cooling

Fully raised access floor

LG3 lighting with suspended ceilings

Two 8 person lifts

Toilets on each floor

Equality Act compliant

Overflow parking available





AVAILABILITY

The property has been measured in accordance with the RICS code of measuring practice. Please see below for availability.

3RD FLOOR SUITE B

4,575 SQ FT

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Existing occupiers include: Tote Group, NR
Barton Ltd and Walmsleys.



WALMSLEYS
COMMERCIAL INSURANCE BROKERS



TYPICAL FLOOR LAYOUT





FURTHER INFORMATION

LEASE TERMS

Flexible leases are available on all-inclusive terms. Rental and other costs are available upon application.

SERVICE CHARGE

A service charge is levied on the property.

VALUE ADDED TAX

All terms quoted are exclusive of, but will be liable to, value added tax.

LEGAL COSTS

Each party will bear its own legal costs in connection with a transaction.

RATING ASSESSMENT

All rating enquiries should be made directly to the local authority.

CONTACT

For further information or to arrange a viewing please contact the joint agents.



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