



Wigan Hall

New Market Street, Wigan WN1
1HH

Office Premises

From 14.85 SQM (159 SQFT) to 33.69 SQM (362 SQFT)

From **£4,000** per
annum

- Impressive Grade II listed building providing high quality modern offices
- Rental inclusive of business rates, electricity and services
- Close to Wigan town centre and within walking distance of all local amenities
- Benefits on site communal parking
- Located opposite bus terminus and within walking distance to national and regional train stations

To Let

PARKINSON
REAL ESTATE ● ● ● ●

e: info@parkinsonre.com

www: parkinsonre.com

Additional Plans / Photos



10 Beecham Court,
Wigan, WN3 6PR

t: 01942 741800



e: info@parkinsonre.com

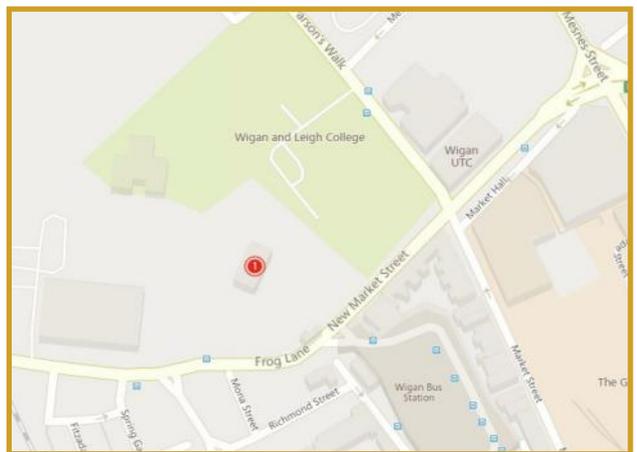
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Location

The property is located within a circa 2.5 acre site fronting New Market Street. It is positioned between the Deanery High School and Wigan & Leigh College and faces Wigan bus station. The location offers excellent connectivity by car and public transport, whilst also being within easy walking distance of the town centre and its wide range of amenities. Wigan itself is strategically positioned within the North West region approximately equidistant between Liverpool, Manchester and Preston and benefits from close proximity to the M6 motorway network.

Description

The subject is a Grade II listed former dwelling over 2 stories plus basement that has been converted and reconfigured into good quality offices whilst maintaining its historic character. The hall is situated within landscaped grounds providing a pleasant environment along with communal parking, all of which is secured with gated access within a walled perimeter accessed off New Market Street. It is further secured via an intruder alarm system and CCTV. The 1st floor accommodation provides two well presented and spacious office suites benefiting from good natural light, high ceilings and neutral decoration throughout. There is a communal kitchen which is also available for break-out meetings. Overall, the two suites offer a professional and functional workspace suitable for a range of office based occupiers.

Accommodation

The property provides the following accommodation

	SQM	SQFT
Suite 203	33.69	362
Suite 205	14.85	159

Services

We understand mains services are connected to the property to include mains water, drainage, gas and electric. Heating and hot water is via a combi boiler with wall mounted radiators.

Terms

The offices are available to let on an all-inclusive rental basis

Rental

	Rent P.A.
Suite 203	£11,000
Suite 205	£4,000

VAT

All figures are quoted exclusive of Value Added Taxation. We understand VAT is payable on this transaction. 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.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

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Ref: AG0876 Feb 2026

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