

To Let

SELF CONTAINED DETACHED TWO STOREY OFFICES

573 Sq m (6,169 Sq ft)



Aqua House, Stephens Way, Wigan

- Competitive rental
- Flexible terms available
- Extensive car parking available
- Close to both Wigan Town centre and Junction 25 M6 Motorway





Location

The premises are situated on Stephens Way close to its junction with the A49, Warrington Road, which links with Junction 25 of the M6 approximately 2 miles to the south. Wigan town centre is within 1 mile to the north east of the property.

Description

The property comprises a detached predominantly two storey brick built office building with a single storey extension. The accommodation has previously been occupied by United Utilities and is generally well maintained throughout.

The space is mostly open plan but there are private offices, meeting rooms and canteen/ staff breakout areas.

Car Parking

There is extensive car parking and storage areas - spaces are available by negotiation.

Services

- Disabled, male and female toilets are available within the building
- Comfort cooling is installed throughout
- Ground floor has false recessed ceilings incorporating lighting
- Gas fired central heating
- Dado trunking with power points and telephone points
- Cat 5 cabling

Schedule of Accommodation

| AREA | SIZE - SQM | SIZE - SQFT |
|--------------|------------|--------------|
| Ground Floor | 375 | 4,038 |
| First Floor | 198 | 2,131 |
| Total | 573 | 6,169 |

Lease Terms

Flexible lease terms are available. The accommodation is offered by way of a new full repairing and insuring lease on terms to be agreed.

Rental

From £6.50 per sq ft
VAT will be charged at the prevailing rate.

Rating Assessment

Not yet separately assessed.

Viewing And Further Information

By contacting the joint sole agents.

Andy Lynn of Davies Harrison on 0161 236 9999 or
Dean Young of Littler Young on 01942 252803

