

# Offices

## To Let

**SELF CONTAINED FIRST FLOOR OFFICE  
ACCOMMODATION WITH 9 CAR PARKING SPACES**

2,342 sq ft (218 sq m)



**Waterside House  
Wigan Pier Business Park  
Wigan, WN3 5AZ**

**LITTLER  
& ASSOCIATES**

**01942 252803**

[www.littlerandassociates.co.uk](http://www.littlerandassociates.co.uk)



## Location

The property is situated within the established Wigan Pier Business Park off Westwood Link Road on Waterside Drive close to Wigan town centre.

The park is adjacent to the successful Wigan Investment Centre which offers amenities including, meeting rooms/conferencing facilities and a restaurant (bistro).

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 development.

## Existing occupiers include:

British Waterways  
Wigan Council  
NPS

## The Property

Waterside House is the fourth building at Wigan Pier Business Park.

The premises comprise part of the first floor and provide grade A DDA compliant office space, key features include:

- Constructed 2006
- Two 8 person lifts
- Male/ Female, disabled toilets to each floor
- Glazed feature entrance
- Secure and attractive canal side setting
- Fully raised access floors (depth 150mm)
- LG3 lighting throughout with suspended ceilings
- Comfort cooling
- Generous car parking ratio - 9 allocated spaces

## Accommodation

The property has been measured in accordance with the RICS code of measuring practice and as an area of 2,342 sqft (218 sqm).

## Lease Terms

The suite is available by way of a new lease for a term of years to be agreed. 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

Not yet separately assessed.

## Viewings and further information.

To arrange a viewing or to obtain further information regarding Waterside House please contact Dean Young at the sole agent Littler & Associates on 01942 252 803.

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