

WATERSIDE HOUSE

WIGAN PIER BUSINESS PARK WN3 5AZ

SELF CONTAINED OFFICE ACCOMMODATION
LOCATED IN THE TOWN CENTRE

SUITES FROM 2,207 SQ FT (205 SQ M)
TO 7,565 SQ FT (703 SQ M)

TO LET



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.

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 property.

 **10 MINUTE WALK TO TOWN CENTRE**



16 MINUTE DRIVE TO J26, M6

HS2

HS2 will be a catalyst for Wigan businesses. High speed services will offer improved access to suppliers, skills and customers for local businesses. To review all the benefits please go to: www.hs2.org.uk/stations/wigan



LONDON, HS2 TIME 84 MINUTES



BIRMINGHAM, HS2 TIME 36 MINUTES

[CLICK HERE FOR MAPS](#)

TRAIN TIMES

ST HELENS CENTRAL

12 MINS

WARRINGTON CENTRAL

26 MINS

LIVERPOOL LIME STREET

31 MINS

MANCHESTER

46 MINS

LOCATION

AERIAL

MAPS

DESCRIPTION

AVAILABILITY

GALLERY

TERMS & CONTACT



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LOCATION



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GRAND ARCADE SHOPPING CENTRE

WIGAN WALLGATE

WIGAN NORTH WESTERN

SHARED KITCHEN & MEETING ROOM FACILITIES AVAILABLE

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DESCRIPTION

The available suites provide 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
- DDA compliant



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AVAILABILITY

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

Suite	Tenant
Ground Floor	Let to Shearings Group
1st Floor (4,704 sq ft)	Available
2nd Floor	Let to Shearings Group
3rd Floor (7,565 sq ft)	Available

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1ST FLOOR PLAN
Potential split options

THE FOLLOWING SPLITS CAN BE ACCOMMODATED:

1ST FLOOR SUITE A: 205 SQ M / 2,207 SQ FT APPROX

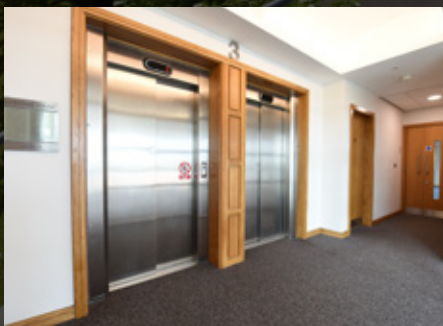
1ST FLOOR SUITE B: 232 SQ M / 2,497 SQ FT APPROX

3RD FLOOR SUITE A: 217 SQ M / 2,339 SQ FT APPROX

3RD FLOOR SUITE B: 476 SQ M / 5,124 SQ FT APPROX



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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

Not yet separately assessed.

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

**AVISON
YOUNG**

0161 228 1001

avisonyoung.co.uk

Rhys Evans

0161 956 4017

rhys.evans@avisonyoung.com

**LITTLER
& ASSOCIATES**

01942 252803

www.littlerandassociates.co.uk

Tracy Myers

07919 497 922

tracy@littlerandassociates.co.uk

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