

WATERSIDE HOUSE

WIGAN PIER BUSINESS PARK WN3 5AZ

SELF-CONTAINED OFFICE ACCOMMODATION
LOCATED IN THE TOWN CENTRE

SUITE FROM 2,942 SQ FT (271 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.

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**

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**

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 2021

LOCATION
AERIAL
DESCRIPTION
AVAILABILITY
GALLERY
TERMS & CONTACT



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SHARED KITCHEN & MEETING ROOM FACILITIES AVAILABLE

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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



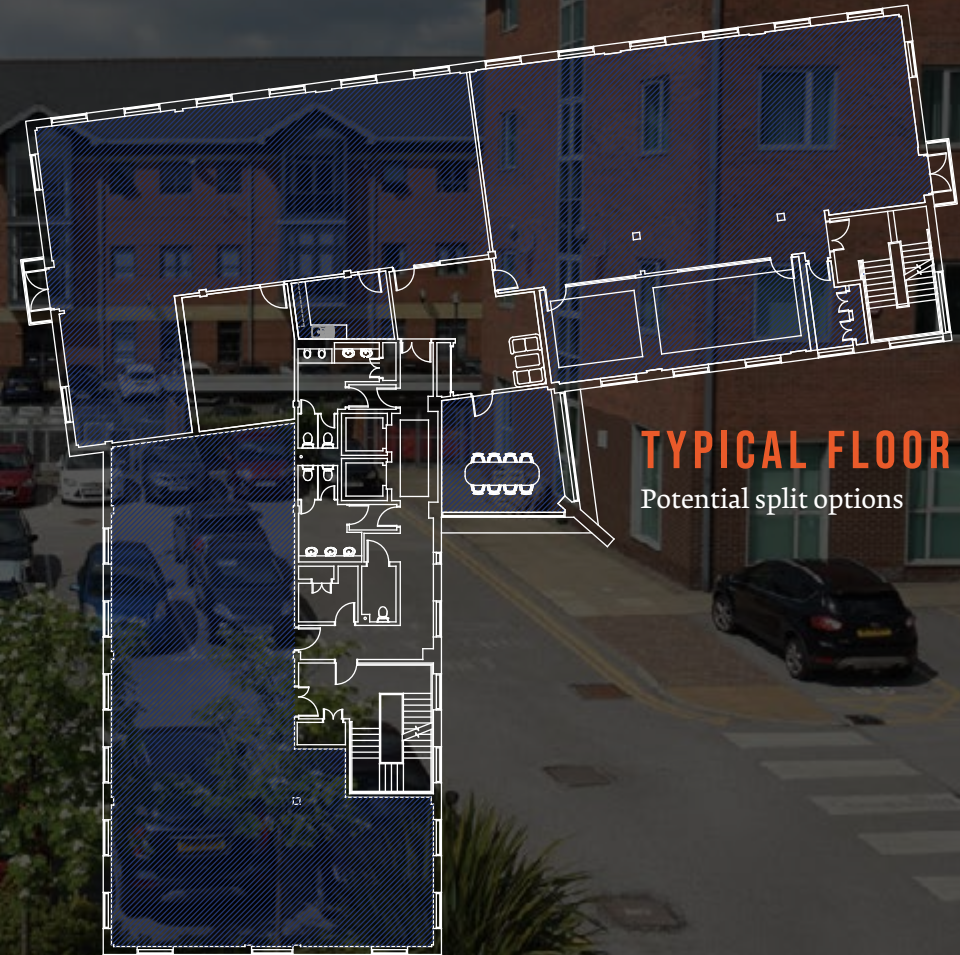
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AVAILABILITY

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

Suite	Tenant	Size
3rd Floor A	VACANT	2,924.99

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



TYPICAL FLOOR LAYOUT
Potential split options

- LOCATION
- AERIAL
- DESCRIPTION
- AVAILABILITY**
- GALLERY
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TERMS & CONTACT

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.

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

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M7 Real Estate
AN M7 INVESTMENT GROUP COMPANY

LOCATION
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