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Fully refurbished office space with good parking - To Let



Jubilee House, Waterside Drive, Wigan, Lancashire, WN3 5AZ

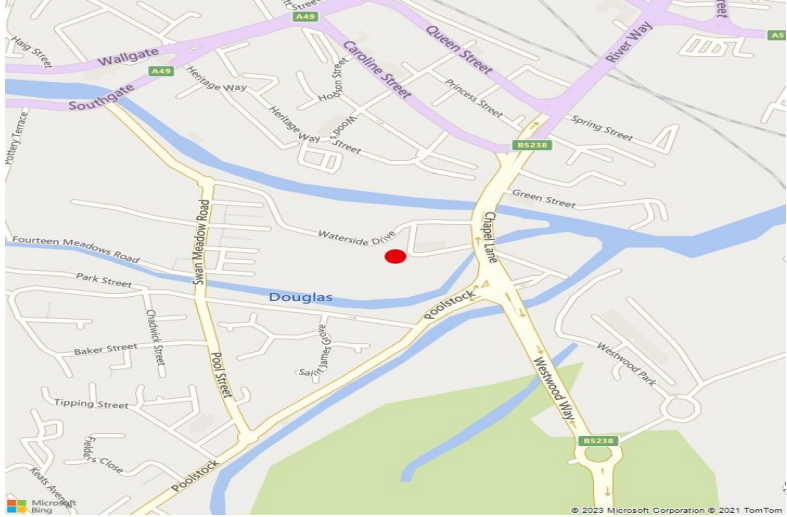
FEATURES

- Male/female and disabled toilets
- Glazed feature entrance
- Fully refurbished
- Raised access floors
- LED lighting throughout with suspended ceilings

CONTACT

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LOCATION

The property is situated off Waterside Drive adjacent to the established Wigan Investment Centre, which is a major office development within the town centre.

Wigan is located on the west coast main line and Wallgate railway station is within walking distance of the property. Junctions 25 and 26 of the M6 motorway are both approximately 3 miles to the south-west and can be accessed via the A49 and A577 respectively.

DESCRIPTION

The Ground Floor has just been comprehensively refurbished and is available to lease and adheres to the following benefits:

- Male/female and disabled toilets
- Glazed feature entrance
- Raised access floors
- LED lighting throughout with suspended ceilings
- Comfort cooling
- Kitchen breakout area
- Open plan offices with some partitioning for meeting spaces
- 20 car parking space with more available upon request

MEASUREMENTS

The building has been measured on a Net Internal Area basis in accordance with the RICS Property Measurement (1st Edition) which provides the following accommodation:

Suite B Ground floor: 3,070 sq ft

RENT

The property is available to rent at £13.50 Per Sq Ft.

SERVICE CHARGE

There is a service charge payable of £6 per sqft to cover services, facilities and building maintenance.

BUSINESS RATES

Business rates payable for 2023 are expected to be around £16,700 per annum (£5.44 per sqft)

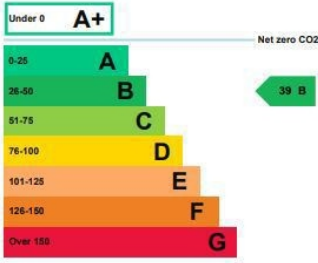
TERMS

The premises are immediately available by way of a new full repairing and insuring lease.

EPC

Energy rating and score

This property's current energy rating is B.



AML REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

IMPORTANT - BE Group for themselves and for the vendors or lessors of this property whose agents they are give notice that (1) the information contained within these particulars has been checked and unless otherwise stated is understood to be materially correct at the date of publication (2) all descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith. However, intending purchasers or lessors should by enquiry to this office, satisfy themselves as to the corrections and availability in each case, before making arrangements to view; (3) unless otherwise stated all prices, rents and other charges are quoted exclusive of VAT. Any intending purchaser or tenants must satisfy themselves independently as to the incidence of VAT in respect of transaction; (4) all plant, machinery equipment, services, fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore we give absolutely no warranty as to their condition or operation; (5) these particulars do not constitute part of an offer or contract; (6) the vendors or lessors do not make or give, neither do the agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.