

Location



Specification

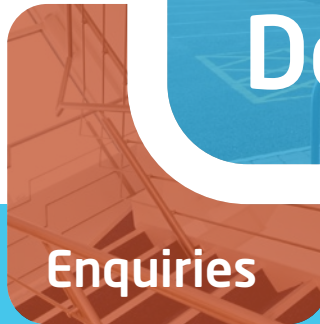


**Glasshouse**  
Business Park

Description



Enquiries



Availability



High quality office buildings  
2,600 to 10,400 sq ft

Visit [www.glasshousebusinesspark.co.uk](http://www.glasshousebusinesspark.co.uk) for more info

## Description

Glasshouse Business Park is an established office scheme offering a range of office buildings located in a prominent position off Warrington Road, Wigan and close to junction 25 of the M6 motorway.



High quality office buildings

2,600 to 10,400 sq ft



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## Location

Glasshouse Business Park is located in a prominent main road position on Warrington Road the A49, adjacent to Total Fitness.

Junction 25 of the M6 is close by providing immediate access to the national motorway network. The A49 is the main arterial route linking Wigan to the motorway together with other local towns including Ashton-in-Makerfield, Haydock and Newton-le-Willows. Wigan town centre is approximately 2 miles from the development.



High quality office buildings



2,600 to 10,400 sq ft

[View on Google Maps](#)





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## Specification

Glasshouse Business Park is an impressive office development set in landscaped grounds, the specification includes:

- Suspended ceiling grid throughout
- Burmatex Floor Tiles over raised floor
- Kitchenette to each office suite
- Power points off perimeter dado rail to office areas
- Mitsubishi Air Con system to all office areas
- Electric panel heaters to communal areas
- DDA toilet to ground floor
- 2 seperate toilets per floor to communal areas
- LED lighting to all areas
- Lift access
- Intercom door access to each suite
- Intruder alarm to entire property
- Fire alarm to entire property



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## Terms

The premises are available on new full repairing and insuring leases for a term of years to be agreed. Full details and quoting rents are available on application to the agents.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.

## VAT

Prices, outgoings and rentals where quoted are exclusive of, but may be liable to VAT, at the prevailing rate.

## Schedule of Accommodation

Building	Sq ft	Sq m	Car Spaces
7 Ground floor	2,600	242	
First floor	2,600	242	
<b>Total</b>	<b>5,200</b>	<b>484</b>	<b>15</b>
8 Ground floor	2,600	242	
First floor	2,600	242	
<b>Total</b>	<b>5,200</b>	<b>484</b>	<b>15</b>

Buildings 7 and 8 can be combined to provide a total of 10,400 sq ft (966 sq m) with 30 parking spaces.



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# Phase 1 Complete





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## Enquiries

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2,600 to 10,400 sq ft

Designed by Bella Design & Marketing

