

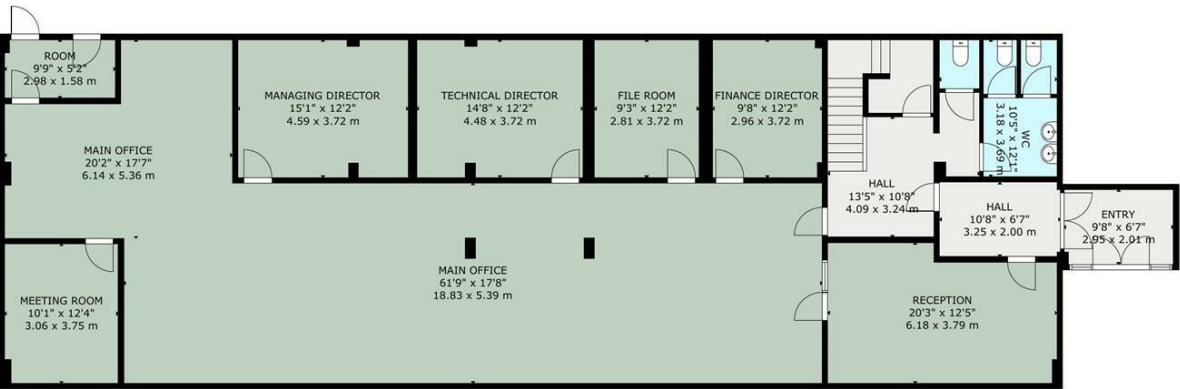
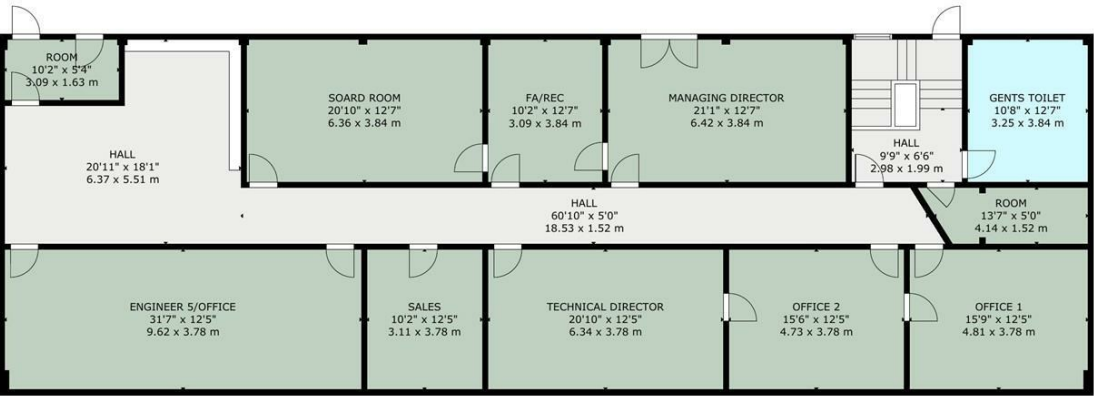


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CHARLES LOUIS

HOMES LIMITED

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GROSS INTERNAL AREA
TOTAL: 545 m²/5,864 sq.ft
B GROUND FLOOR: 269 m²/2,897 sq.ft, B FIRST FLOOR: 276 m²/2,967 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Systems House Little Lane , Wigan, WN3 6PX

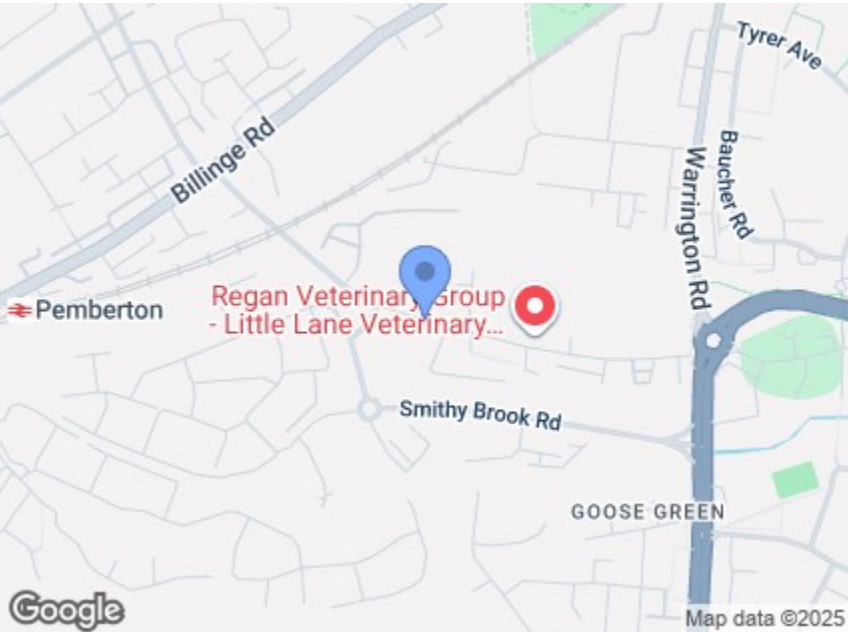
£1,230,000



- Substantial commercial premises offering versatile office, workshop, and storage space
- Large main workshop with additional stores and service/operations offices
- Dedicated demonstration room, equipment/rack rooms, and further workshop space
- Flexible layout suitable for a wide variety of business uses, from light industrial to headquarters
- Welcoming reception area with adjoining offices and meeting rooms on the ground floor
- First floor featuring multiple private offices, boardroom, design/admin spaces, and chairman's office
- Staff welfare facilities including two kitchens, WC facilities, and mezzanine areas
- Excellent location in WN3 with strong transport links across the North West and potential for ample on-site parking

Directions

Postcode - WN3 6PX What three words -
///chops.allow.narrow



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Systems House Little Lane

, Wigan, WN3 6PX

System House presents a rare opportunity to acquire a substantial and versatile commercial property, ideally situated in WN3 with excellent connectivity to the wider North West region. Offering extensive office, workshop, and storage space across two floors, the building is well-suited to a wide variety of business uses, from light industrial and manufacturing to office headquarters.

On the ground floor, the property features a welcoming reception area leading into a range of offices, a meeting room, and a large main office. To the rear, there is a substantial main workshop with adjoining stores, plus additional offices including space for operations, service management, and finance. Ancillary areas include ladies' WC facilities, boiler room, and an inner hallway providing practical circulation throughout.

The first floor is equally well-appointed, with a mix of private offices, design and admin spaces, and a boardroom. Additional features include a demonstration room, equipment/rack rooms, a PA/secretarial office, and a group chairman's office. Two kitchens (main and smaller) support staff welfare, while further WC facilities and mezzanine areas add flexibility. A dedicated workshop is also located on this level, with both the first and ground floor layouts designed to offer easy reconfiguration to suit specific operational needs.

Externally, the site provides excellent accessibility and offers potential for generous on-site parking, making it convenient for staff, visitors, and logistics.

Ground Floor



First Floor



External

