



16 Warrington Road
Ashton-in-Makerfield, Wigan, WN4 9PL
£470 Per Calendar Month

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An exciting opportunity for small businesses to occupy the first floor of a recently refurbished commercial office space within close proximity to Junction 23 and Junction 24 of the M6, a range of amenities nearby including Haydock Park Racecourse.

There is the option of either renting the whole of the upstairs of this recently refurbished commercial premises, alternatively individual offices are available to let.

Available on Flexible terms with the benefit of private secure car parking and communal kitchen and w.c.'s.

RENT AS FOLLOWS;

(Office 1: £560 pcm, Office 2; £480 pcm, Office 3; £710 pcm)



Kitchen
9'9" x 9'4" (2.98 x 2.87)

Office 1 (Room 1)
13'10" x 15'3" (4.24 x 4.67)

Office 1 (Room 2)
9'6" x 15'3" (2.9 x 4.65)

Office 2 (Hallway)
11'7" x 3'10" (3.54 x 1.18)

Office 2 (Room 1)
9'9" x 9'1" (2.98 x 2.78)

Office 2 (Room 2)
12'0" x 13'10" (3.66 x 4.23)

Office 3
31'9" x 14'6" (9.68 x 4.43)

W/C



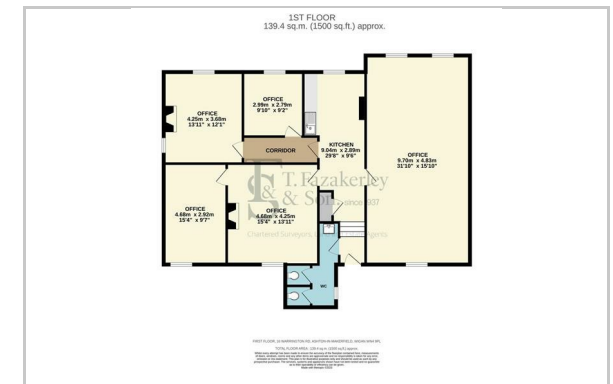
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Area Map



Floor Plan



Energy Efficiency Graph

