



£1,000 Per Month

55a Wallgate, Wigan, WN1 1BE

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****NEWLY REFURBISHED - TOWN CENTRE OFFICE SPACE****

A mixed use end of terrace building of traditional construction, providing office accommodation on the three upper floors of approx 1,054sqft.

The property is located on Wallgate, a main thoroughfare in the town of Wigan and is situated directly opposite Wigan North Western Railway station which has direct connections to London Euston.

First Floor Offices

140'5" (42.8)

First Floor W/c

Second Floor Offices

132'2" (40.3)

Third Floor Offices

131'10" (40.2)

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

