



£750

Ground Floor Office 3 Wrightington Street, Wigan, WN1 2AZ

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Nestled on Wrightington Street in Wigan, this charming ground floor office space offers a generous 380 square feet of versatile working area. Ideal for small businesses or freelancers, this property comes with the added benefit of all bills included, ensuring a hassle-free experience for tenants. Notably, there are no business rates to contend with, making this an attractive option for those looking to minimise overhead costs.

The location is particularly advantageous, situated just a stone's throw away from the picturesque Mesnes Park, perfect for a refreshing break during the workday. Additionally, Wigan Town Centre is within easy reach, providing a wealth of amenities, including shops, cafes, and transport links, which enhances the convenience of this office space.

This property presents an excellent opportunity for anyone seeking a well-located, cost-effective office solution in Wigan. With its appealing features and prime location, it is sure to attract interest from a variety of professionals.

## Ground Floor office (front)

16'5" x 13'7" (5.01 x 4.15)

## Ground floor office (rear)

14'3" x 11'8" (4.36 x 3.56)

## 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

