



81,87,89 Mesnes Street, Wigan, WN1 1QJ
£3,666 Per Calendar Month

CASA SALES AND LETTINGS are pleased to bring to the market FOR RENT this spacious commercial first floor premises situated in MABS CROSS HOUSE on Mesnes Street just outside of Wigan town centre. This is currently being rented as a whole unit but can be divided into separate work spaces / offices with approx square foot of 3300. The premises has currently been split into training rooms, function rooms and a childcare centre with which various companies or individuals can rent out as and when.

Mesnes Street is a popular commercial office area surrounded by numerous independent businesses including solicitors and accounting practices.

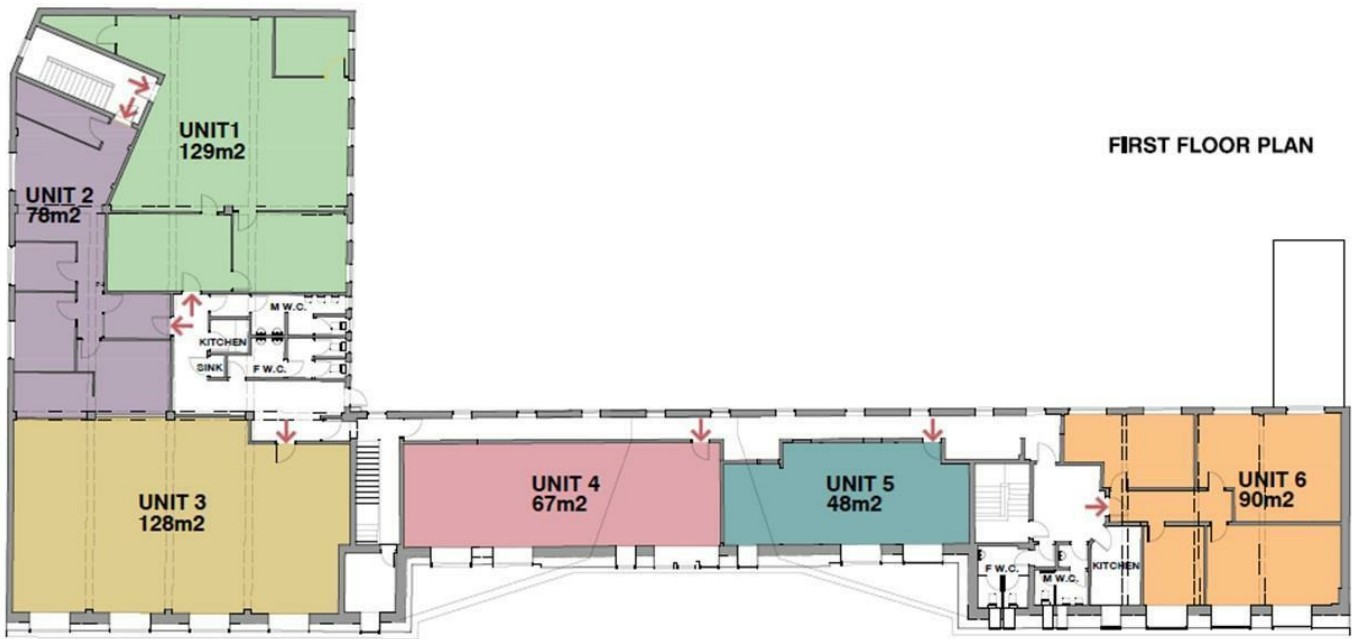
There are 6 allocated parking spaces to the rear of the property and ample on street pay and display parking in the vicinity for clients.

Wigan Town Centre is within short walking distance as well as both Wigan North Western and Wigan Wallgate Railway stations allowing quick access to Manchester, Liverpool and even London.

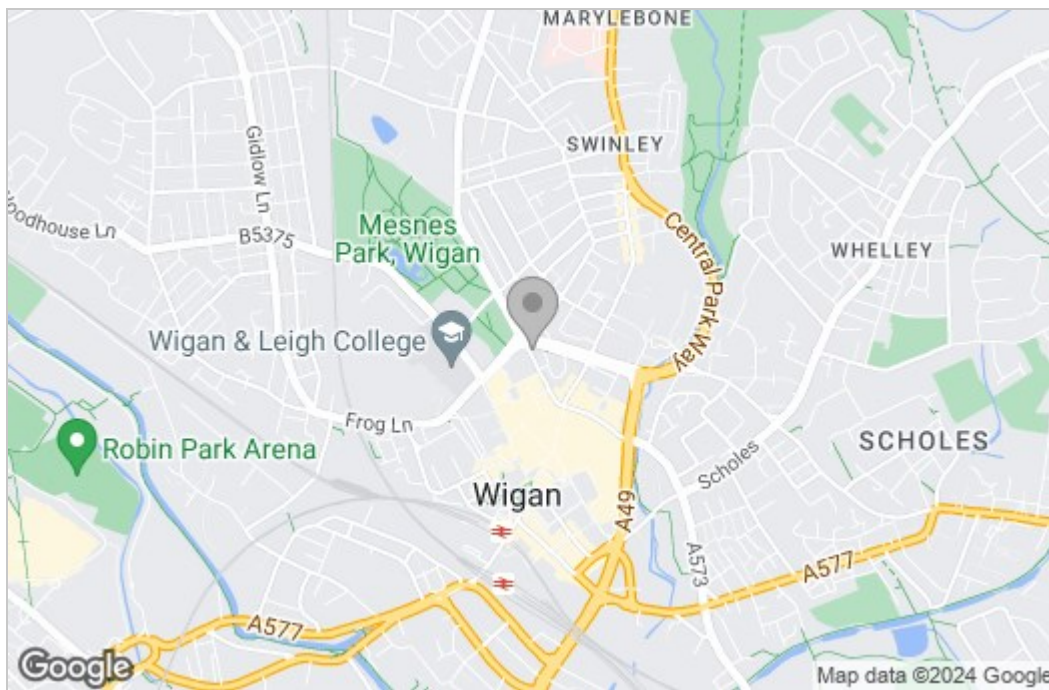
Rent will be set at £44,000 per annum plus service charges for the whole of the first floor, with an option to lease half of the first floor (3000 square foot at a rent of approx £22,000 PA)

Early viewings recommended.

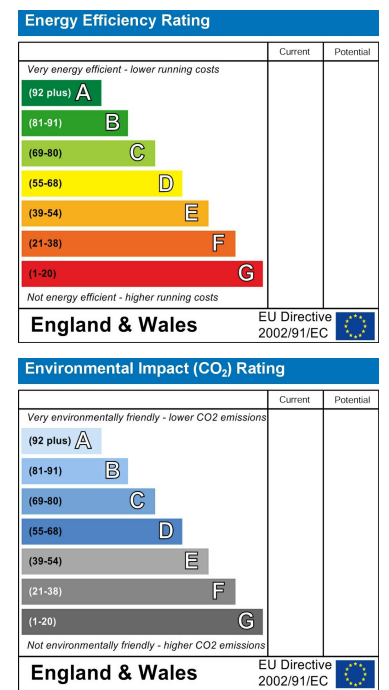
Floor Plan



Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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