

Unity House, Westwood Park Drive
Wigan, WN3 4HE

to let

Serviced office accommodation
various sized suites



£Rent on application

- Brand new flexible serviced office space
- Excellent location
- On site parking

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10 Beecham Court, Wigan. WN3 6PR

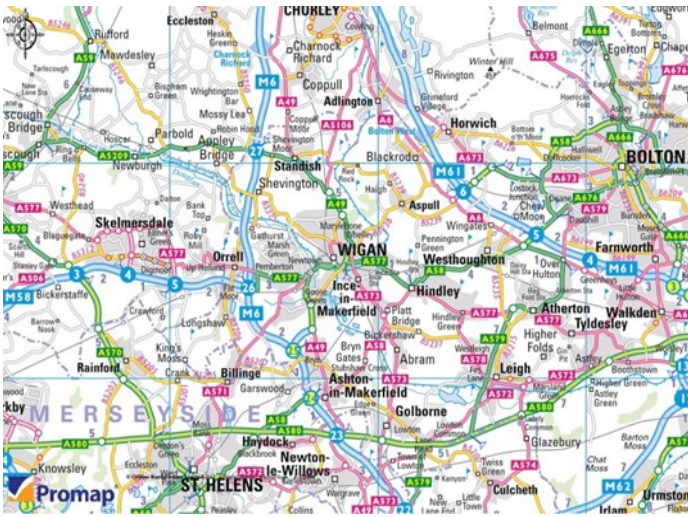
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Location

The subject property is located 1 mile south of Wigan town centre on Westwood Park. Wigan provides excellent connectivity to the M6 motorway and benefits both regional and national railway stations. Manchester City Centre is approximately 20 miles south east and Liverpool City Centre 21 miles south west via the A580 East Lancashire Road.

Description

Unity House is of brick construction with UPVC double glazing, partial air conditioning, suspended ceilings, feature balconies and passenger lifts. The serviced offices have recently been refurbished to a high standard throughout and are available for immediate occupation. They benefit a fully manned reception area during business hours, boardroom and meeting room facilities which can be booked out by the hour. Each room has dedicated WiFi and includes telecoms and broadband. There is on site parking available. Facilities on site include bike stores, showers, CCTV, storage spaces, vending machines and fob entry system.

Services

We understand mains services are connected to the property to include mains water, drainage and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion

Accommodation

Various suites available. Please contact the agents for further details.

Tenure

The suites are available to let on a flexible lease term basis.

Fully Serviced Rental

The rental will include the following:

- Telecoms & broadband
- Business Rates
- Dedicated WiFi to each room
- Heating, lighting & power
- Cleaning of all common rooms
- Meeting room hire, booked by the hour
- Fully furnished

VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be charged at the prevailing rate. Your legal adviser should verify.

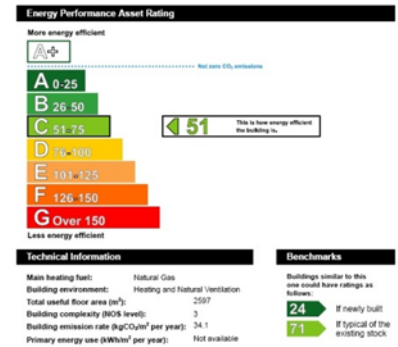
Legal costs

Each party to be responsible for own legal costs incurred in any transaction.

EPC



This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document Energy Performance Certificates for the construction, sale and let of non-dwellings available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.



Enquiries & Viewings

Strictly by appointment with the agents
 Email: info@parkinsonre.com
 Tel: 01942 741800

Subject to contract

Jan 2017
 Ref: AG0285



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Subject to contract

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