### WATERSIDE HOUSE

WIGAN PIER BUSINESS PARK WN3 5AZ

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SELF-CONTAINED OFFICE ACCOMMODATION LOCATED IN THE TOWN CENTRE SUITES FROM 2,401 SQ FT (223 SQ M)

**TO LET** 

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## LOCATION

Waterside House is situated within the established Wigan Pier Business Park off Westwood Link Road on Waterside Drive close to Wigan town centre and has road frontage on to Waterside Drive, just off the A49, and overlooking the Leeds/Liverpool canal. The surrounding area includes many numerous retail and business users.

Westwood Link Road provides dual carriageway access to Junction 26 of the M6 via the new A5225. Wigan is located on the west coast mainline and Wigan Wallgate railway station is within walking distance (0.25 miles) of the property.

# **15 MINUTE WALK TO TOWN CENTRE 16 MINUTE DRIVE TO J26, M6**

### HS<sub>2</sub>

HS2 will be a catalyst for Wigan businesses. High speed services will offer improved access to suppliers, skills and customers for local businesses. To review all the benefits please go to: www.hs2.org.uk/stations/wigan

# R LONDON, HS2 TIME 84 MINUTES RINGHAM, HS2

### **TRAIN TIMES**

**ST HELENS CENTRAL** WARRINGTON CENTRAL LIVERPOOL LIME STREET MANCHESTER 1-12 LONDON

12 MINS

**26 MINS** 

**31 MINS** 

**46 MINS** 

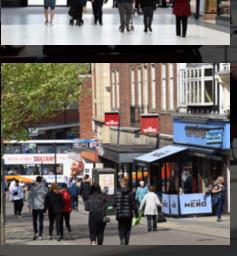
**116 MINS** 

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Times are approximate figures. Source Google 2021



LOCATION AERIAL DESCRIPTION **AVAILABILITY** GALLERY **TERMS & CONTACT** 







### SHARED KITCHEN & MEETING ROOM FACILITIES AVAILABLE

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## DESCRIPTION

The available suites provide grade A office space and key features include:

- Modern open plan accommodation
- Secure and attractive canal side setting close to Town Centre
- Glazed feature entrance
- Generous car parking
- Comfort Cooling
- Fully raised access floor
- LG3 lighting with suspended ceilings
- Two 8 person lifts
- Toilets on each floor
- Equality Act compliant





## **AVAILABILITY**

The property has been measured in accordance with the RICS code of measuring practice. Please see below for availability.

Suite	Tenant	Size
1st Floor, B	VACANT	2,401.00
3rd Floor A	VACANT	2,924.99

Existing occupiers include: Tote Group, NR Barton Ltd and Invicta Outsourcing Ltd.







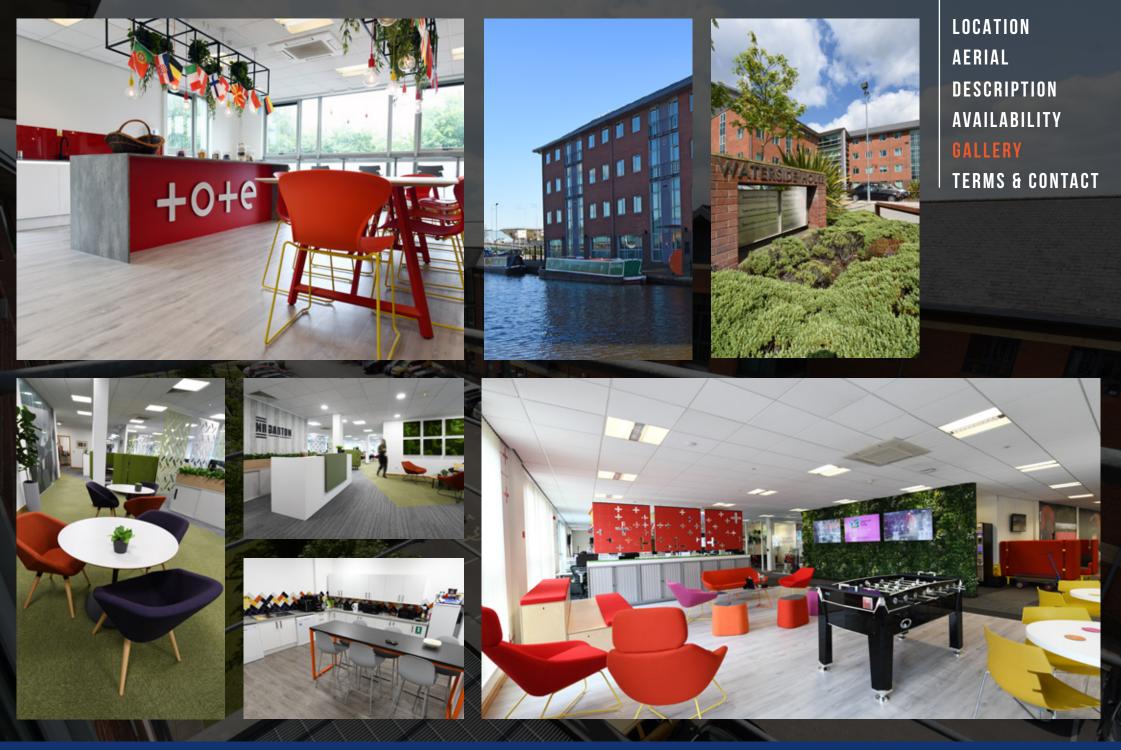
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LOCATION AERIAL DESCRIPTION AVAILABILITY GALLERY **TERMS & CONTACT** 









## **TERMS & CONTACT**

#### **LEASE TERMS**

Flexible leases are available on all-inclusive terms. Rental and other costs are available upon application.

#### **SERVICE CHARGE**

A service charge is levied on the property.

### VALUE ADDED TAX

All terms quoted are exclusive of, but will be liable to, value added tax.

**LEGAL COSTS** Each party will bear its own legal costs in connection with a transaction.

### **RATING ASSESSMENT**

All rating enquiries should be made directly to the local authority.

For further information or to arrange a viewing please contact the joint agents.



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