

# Little Lane Wigan WN3 6PZ



## OFFICES TO LET Various Sizes Available

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Unit	Area (sq.ft.)	Area (sq.m)	Rent	Period
Level 1 Unit 2	134.00	12.45	£275.00	Monthly
Level 1 Unit 3	88.00	8.18	£175.00	Monthly



### Property Highlights

- First Floor Offices
- Close to Town Centre
- Close to M6 Motorway

### Description

Two small 1st floor units available to let now. Would suite small boutique style business, ideal for admin, nail services or massage room, with hairdressers already in the building.

- Size: 88 - 134sqft approx
- Lease term: Flexible
- VAT: Exempt
- Service Charge: None charged
- Building Insurance: Included
- Inclusive of water, electric and gas.

### Location

83 Little Lane is set within a quiet backwater lane, just off Smithy Brook Road in Goose Green area of Wigan. Nr 83 is neighbouring to local vets, car garage and number of residential dwellings.

### Layout

