



£350

First Floor Office 38 Bridgeman Terrace, Wigan, WN1 1TT

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Nestled in the heart of Wigan, this charming first-floor office space on Bridgeman Terrace offers a unique opportunity for professionals seeking a convenient and well-located workspace. Spanning an area of 90 square feet, this office is perfectly positioned opposite the picturesque Mesnes Park, providing a serene environment for productivity.

The property is ideally situated within walking distance of both the train station and the bustling town centre, making it easily accessible for clients and employees alike. The office comes with the added benefit of all bills included, allowing for a hassle-free working experience. Additionally, tenants will have access to a shared kitchen, fostering a collaborative atmosphere among occupants.

Notably, there are no business rates to contend with, making this an economical choice for small businesses or freelancers. The building is home to a variety of office occupiers, including an estate agent on the ground floor and a pilates instructor on the first floor, creating a vibrant community of professionals.

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## Storage Room

12'1" x 8'6" (3.7 x 2.6)

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## 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

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Very energy efficient - lower running costs  
Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC