

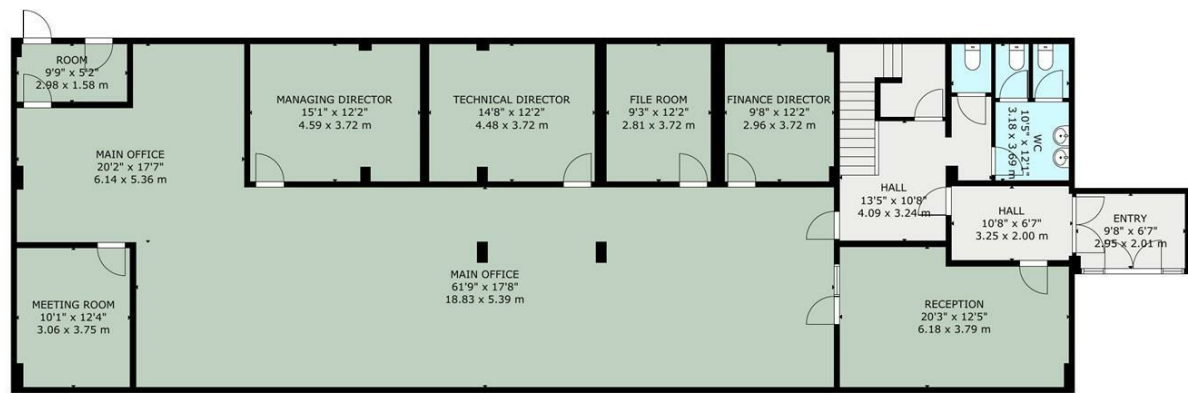
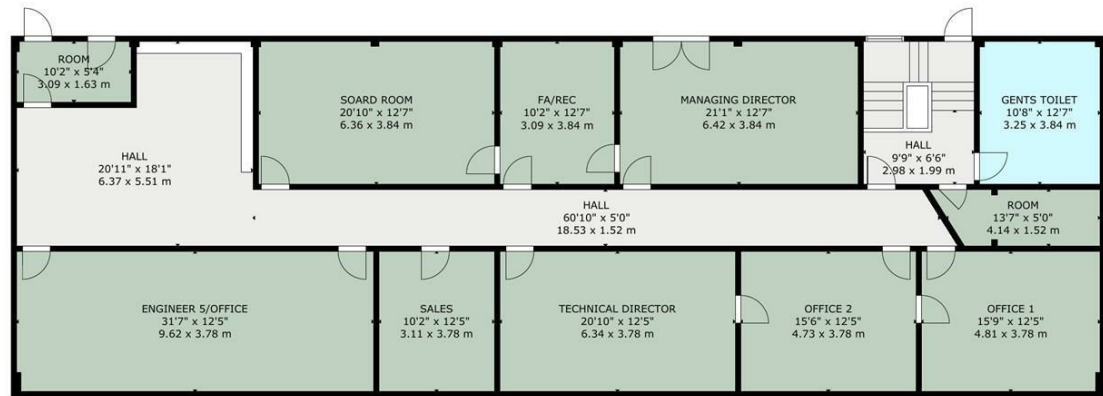


Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BLO 9HX

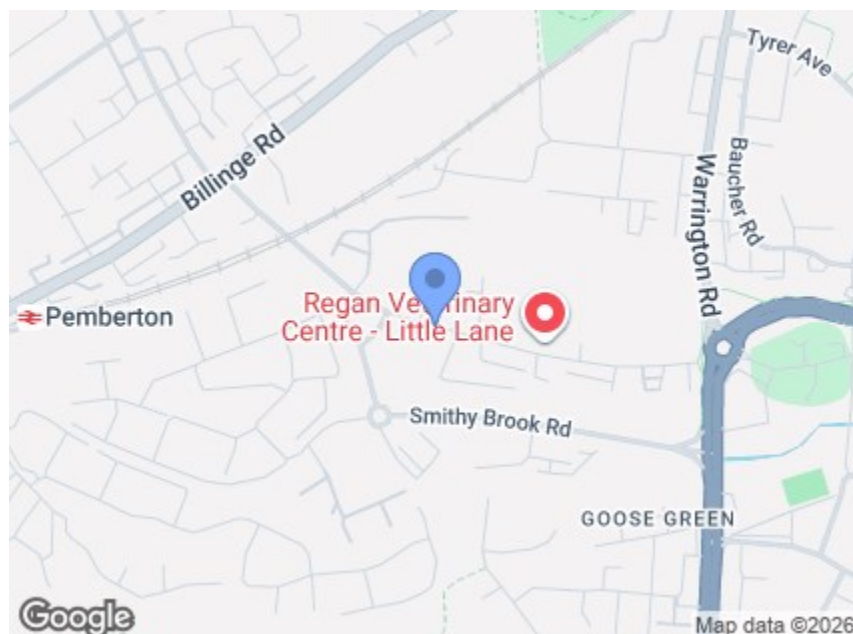
CHARLES LOUIS

HOMES LIMITED

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GROSS INTERNAL AREA
TOTAL: 545 m²/5,864 sq.ft
B GROUND FLOOR: 269 m²/2,897 sq.ft, B FIRST FLOOR: 276 m²/2,967 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

Postcode - WN3 6PX What three words -
///chops.allow.narrow

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(81-91) A	
(81-91) B		(69-80) B	
(69-80) C		(55-68) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(1-20) F	
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Systems House Little Lane , Wigan, WN3 6PX

£980,000



- Substantial commercial premises offering versatile office, workshop, and storage space
- Large main workshop with additional stores and service/operations offices
- Dedicated demonstration room, equipment/rack rooms, and further workshop space
- Flexible layout suitable for a wide variety of business uses, from light industrial to headquarters
- Welcoming reception area with adjoining offices and meeting rooms on the ground floor
- First floor featuring multiple private offices, boardroom, design/admin spaces, and chairman's office
- Staff welfare facilities including two kitchens, WC facilities, and mezzanine areas
- Excellent location in WN3 with strong transport links across the North West and potential for ample on-site parking

Systems House Little Lane

, Wigan, WN3 6PX

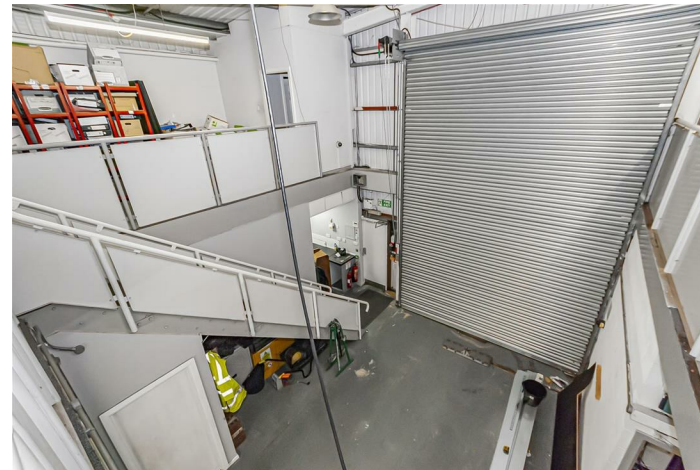
System House presents a rare opportunity to acquire a substantial and versatile commercial property, ideally situated in WN3 with excellent connectivity to the wider North West region. Offering extensive office, workshop, and storage space across two floors, the building is well-suited to a wide variety of business uses, from light industrial and manufacturing to office headquarters.

On the ground floor, the property features a welcoming reception area leading into a range of offices, a meeting room, and a large main office. To the rear, there is a substantial main workshop with adjoining stores, plus additional offices including space for operations, service management, and finance. Ancillary areas include ladies' WC facilities, boiler room, and an inner hallway providing practical circulation throughout.

The first floor is equally well-appointed, with a mix of private offices, design and admin spaces, and a boardroom. Additional features include a demonstration room, equipment/rack rooms, a PA/secretarial office, and a group chairman's office. Two kitchens (main and smaller) support staff welfare, while further WC facilities and mezzanine areas add flexibility. A dedicated workshop is also located on this level, with both the first and ground floor layouts designed to offer easy reconfiguration to suit specific operational needs.

Externally, the site provides excellent accessibility and offers potential for generous on-site parking, making it convenient for staff, visitors, and logistics.

Ground Floor



First Floor



External

