

TO LET WIGAN

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TWO STOREY 26,000 SQFT OFFICE SUITE TO RENT WITH AMPLE PARKING



£84,500 Per Annum

- An exceptional 26,000 sqft office space, split over 2 floors
- Ample off road parking including private car park
- Set in a prime 'Regeneration' area
- Recently refurbished in neutral decor
- Popular and purpose built business estate

PIER HOUSE | WALLGATE | WIGAN | WN3 4AL

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Enterprise House
Seaman Way
Ince
Wigan
WN2 2LE

Property Ref: JOY-MIN

Description:

Rarely available is this generous, self-contained and ideally placed office suite, split into vast open plan and split offices layouts.

Enterprise Park is ideally situated at the helm of a future development site with planning. The site will have dual access roads and a fully landscaped and idyllic development in the near future. This is a prime time to get a large business premises within an up and coming area for a very low price.

Available:

First quarter 2017

Rent: £84,500 pa
Service Charge: £39,000 pa
Buildings Insurance: £6500 pa

Rateable Value: £102,000
<https://www.tax.service.gov.uk/view-my-valuation/detail/2017/3540496000>



All prices quoted are subject to VAT at the prevailing rate

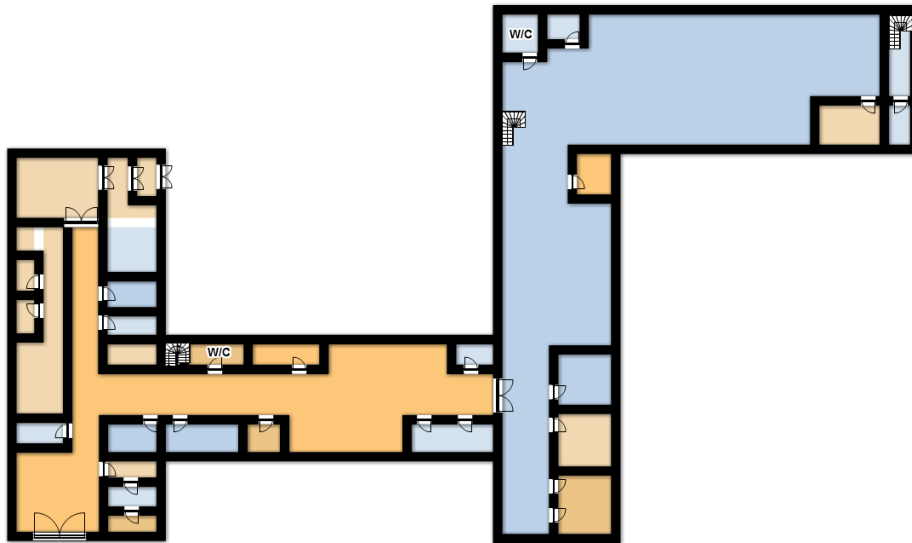
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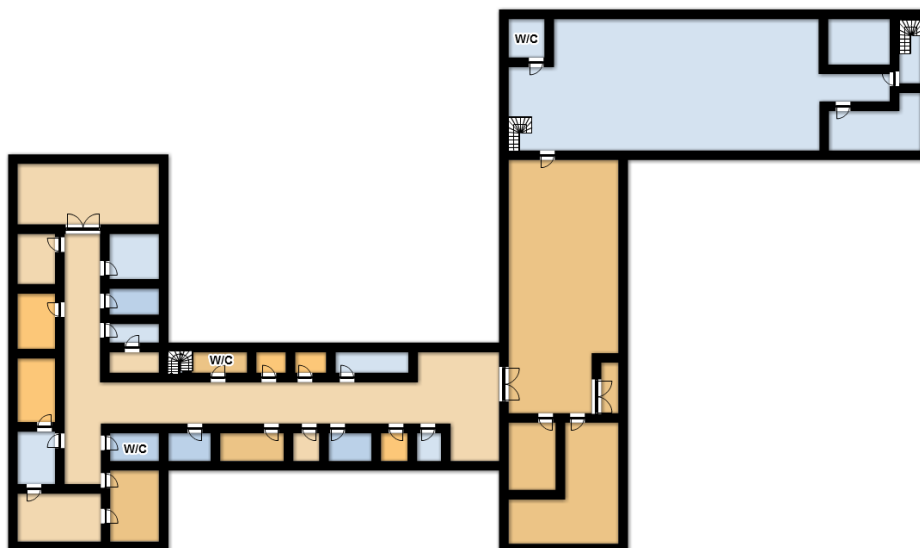
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Layout – Ground Floor



Layout – First Floor

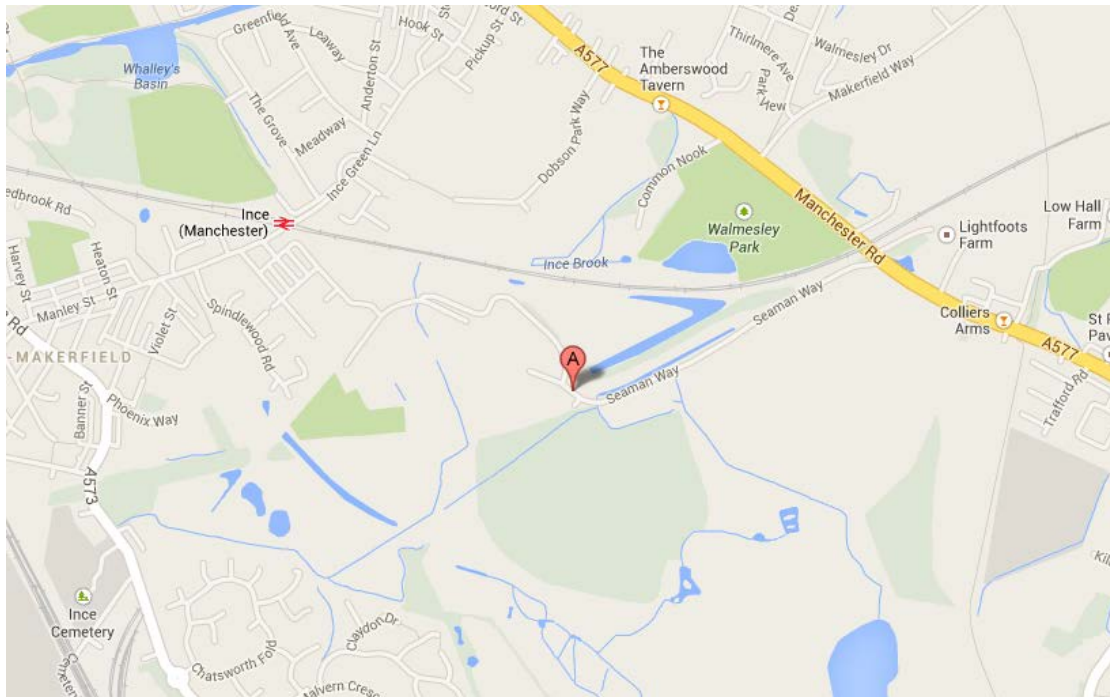


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Location:



Call 01942 734 748 to arrange a viewing

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