

## TO LET– Town Centre Office / Commercial Premises

**\*suitable for a variety of uses subject to planning permission\***

**2<sup>nd</sup> Floor Meeks Building, Rowbotham Square, Wigan,**

Various Suites Available – 137 ft2 – 3,317 ft2



- Incentives available / Flexible lease terms
- Excellent transport links
- Town centre location – parking available subject to negotiation
- Suitable for a variety of uses subject to planning permission
- Variety of suite sizes available
- Potential for DDA access

Miller Metcalfe Commercial, 1 Merchant's Place, River Street, Bolton BL2 1BX  
T 01204 525 252 F 01204 362 945 W [www.millermetcalfecommercial.co.uk](http://www.millermetcalfecommercial.co.uk)



## DESCRIPTION

The subject premises provides second floor commercial space which in part has been recently refurbished to a good standard, situated in the heart of Wigan Town Centre close to many local amenities and main transport links. The building is currently fitted out for use as offices but is suitable for a variety of uses subject to planning permission including both leisure and retail.

The whole floor can be taken in its entirety but the space can also be taken on a room by room basis. The suites benefit from gas central heating, suspended ceilings, perimeter trunking, carpeting and well appointed male and female WC facilities.

DDA access could be provided if required and the Landlord is open to undertaking further refurbishment works subject to the terms agreed.

## LOCATION

The subject premises are located above Little Fifteen and D'Empire on Wallgate, a busy street in the centre of Wigan which benefits from high levels of passing traffic and footfall. It is close to both Wigan North Western and Wigan Wallgate train stations and only a short walk to the local bus station and the Grand Arcade shopping centre.

Car parking is available on site and the property is well located close to a number of national occupiers and would suit any businesses looking to be well located in the busy Wigan Town Centre close to transport links.

## ACCOMODATION / RENT

Office Suite	NIA ft2	Rent Per Week
1	118	£30.00
2	140	£45.00
3	190	£60.00
4	150	£50.00
5	340	£90.00

\*Multiple suites / entire floor also available with rent details available on request.\*

Above rents are inclusive of service charge, buildings insurance, gas and electric. Tenant is responsible for phone / internet costs and any appropriate business rates.

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## PLANNING USE

B1 Business – Suitable for a variety of uses subject to planning permission.

## EPC

A copy of the EPC is available on request.

## VAT

VAT may be applicable at the prevailing rate

## BUSINESS RATES

To be assessed on occupation. All enquiries must be made direct to the rating department of Wigan Council



## VIEWINGS

Miller Metcalfe Commercial  
Felicity Middleton  
01204 525252 (Option 2)  
[felicity.middleton@millermetcalfe.co.uk](mailto:felicity.middleton@millermetcalfe.co.uk)





