



HEALY SIMPSON

PROPERTY CONSULTANTS SINCE 1880



Office Bay, Westwood Park Drive, Wigan, WN3 4HE

Serviced Office Space

Monthly rental of £175.00 per month – per person

- New high quality fully furnished offices
- 24 hour security with manned reception
- Conference, Meeting & Boardroom available
- Convenient location Junction 25 off the M6
- Fully compliant DDA specification
- Allocated car parking spaces



Office Bay, Westwood Park Drive, Wigan, WN3 4HE

Office Bay comprises of a range of bright and airy office spaces that can be adapted individually for your business requirements. Situated in a convenient location close to Junction 25 of the M6 motorway network.

Some of the benefits of Office Bay would be a manned reception area, Broadband and Telephone service, Free onsite parking, All-inclusive rates, Fully furnished offices, Break out areas, Conference and meeting rooms, 24/7 Secure access, Bike stores, Showers, CCTV, Vending machines, Fob entry systems, Business Club, Mail forwarding services, Mentoring sessions, Flexible terms.

Overall a very clean, light, bright contemporary feel throughout.

Specification

Office Bay is an impressive office development set in landscaped grounds, the specification includes:

- Offices to suit individual requirements
- Convenient location close to Junction 25 /M6
- Suspended ceilings with LG3 Lighting
- Shower facilities
- Allocated car parking spaces
- Fully compliant DDA specification

Location

Office Bay is ideally situated within close proximity of the motorway network providing immediate access to the national motorway network. The A49 is the main arterial route linking Wigan to the motorway together with other local towns including Ashton-In-Makerfield, Haydock and Newton-le-Willows. Wigan town centre is approximately one mile from the development.



Energy Performance Certificate

Non-Domestic Building



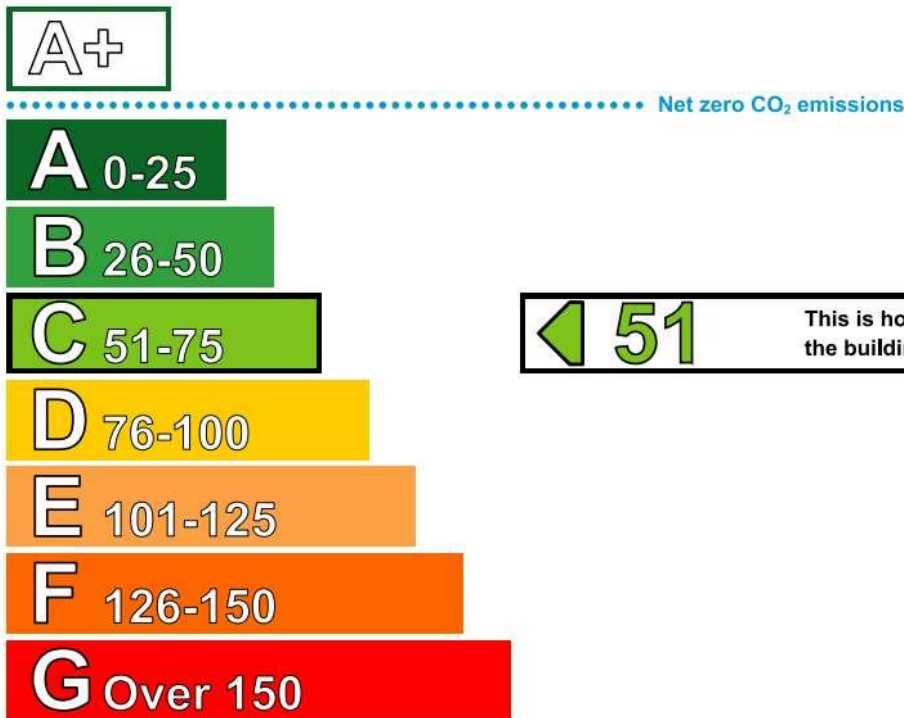
Unity House
Westwood Park Drive
WIGAN
WN3 4HE

Certificate Reference Number:
9266-3068-0459-0700-5621

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



◀ 51 This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	2597
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	34.1
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

24	If newly built
71	If typical of the existing stock