



£475 Per Month

First Floor Office 3 Wrightington Street, Wigan, WN1 2AZ

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Nestled on Wrightington Street in Wigan, this charming first-floor office space offers an excellent opportunity for those seeking a commercial property in a prime location. Spanning 260 square feet, the office is well-suited for a variety of business needs, providing a comfortable and functional environment.

One of the standout features of this property is the absence of business rates, making it an attractive option for entrepreneurs and small business owners looking to minimise overhead costs. Additionally, all bills are included, ensuring a hassle-free experience for tenants.

The office's location is particularly advantageous, as it is within walking distance to the picturesque Mesnes Park, perfect for a leisurely stroll during breaks. Furthermore, the close proximity to the town centre means that you will have easy access to a range of amenities, including shops, cafes, and public transport links.

First Floor Office

18'1" x 14'4" (5.53 x 4.38)

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

