



Offices to Rent Standishgate, Wigan WN1 1UW



- Sales & Letting • Property Management
- Facility Management • Valuations • Business Sales
- Landlord/Tenant • Lease Negotiation

104-108 Wallgate
Wigan

WN3 4AB

01942 597370

hello@ruttergreen.co.uk

www.ruttergreen.co.uk

Standishgate, Wigan, WN1 1UW

Prime Trading Location

- Prime Location within the Centre of Wigan
- Spacious First Floor Offices Covering 5401 sq ft
- DDA Compliant
- High Profile Trading Location
- Bus Stop and Taxi Ranks Outside
- Opposite numerous national brands including McDonalds and Primark
- Front and Rear Entrances and Rear Loading Area and Parking
- New Full Repairing Lease to be Assigned
- Incentives Available

Rutter Green Commercial is delighted to offer for rent these highly desirable first floor offices located on Standishgate, within the centre of Wigan, Greater Manchester. The offices are in a prime trading location benefitting from a wide frontage and prominent signage. It attracts a high daily footfall and much passing trade, being opposite major national brands including both Primark and McDonalds. In addition, Iceland, Virgin Media and other popular independent local businesses are close by. The offices have the advantage of a rear loading area and car park as well as being near to numerous town centre car parks. There is a taxi tank and bus stop outside and are also within short walking distance of both Wigan Train Stations, the Bus Station and The Grand Arcade Shopping Centre.

Rent	£25,000 per annum + service charge
Service	The premises benefits from mains water, drainage, gas and electric
VAT	<i>All figures quoted exclusive of Value Added Taxation. VAT may be charged at the prevailing rate. Your legal adviser should verify.</i>
EPC	The Energy Performance Certificate and Recommendation Report can be made available on request.

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If you would like to arrange a viewing of this property, please contact

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Additional information on this property is available at
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Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. We ask our clients to check their own sales particulars and verify the information is correct. Fixtures, fittings and appliances have not been tested and therefore we can give no guarantees that they are in full working order. All measurements and land sizes are quoted approximately. Tenure should be established with your Solicitor and Council Tax band with the local Council.

