

016973 31937

**peter
stevens**

ESTATES LTD

Stratus Offices

Hindley green,
Wigan, WN2 4HX

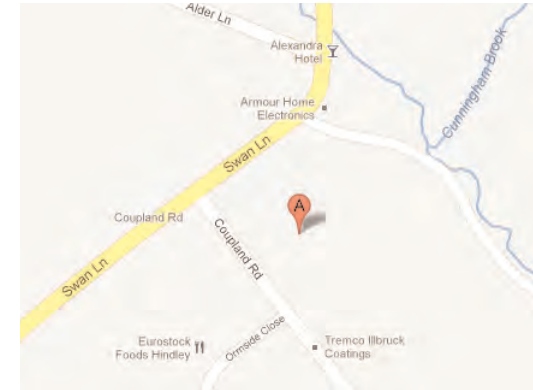
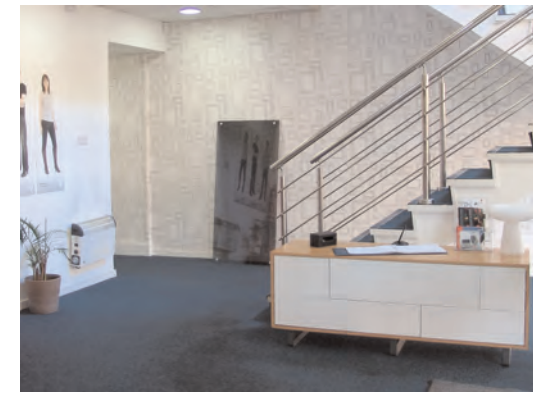
Suite A, 1st Floor
3,500 sqft

Site Benefits

- > Modern layout
- > Rent free period
- > Flexible terms
- > Staff kitchen
- > Comfort cooling
- > Monitored CCTV
- > Fire Alarm
- > Entry door system

TO LET





LOCATION

The Property is located on the The Swan Lane Employment Area having excellent access to the M6 and the M61 motorways via the A58, A577 and A580

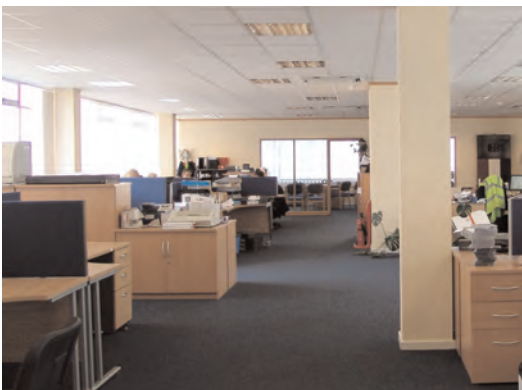
The area is home to occupiers including The Bakkavor Group, Rockwell Automation, CO-operative Funeral Services, Eagle Specialist Vehicles and PPG Industries.

DESCRIPTION

The subject premises provides ground and first floor accommodation. The ground floor provides a large reception area, male and female WC and a series of large open plan offices, a number of which are used as display showrooms by the current tenant.

Suite A is located on the first floor and comprises of a large open plan office space with three smaller offices partitioned off. The open plan area comes equipped with an adequate staff kitchen.

The offices also benefit from gas central heating, air conditioning, perimeter trunking with CAT V cabling, intercom system and suspended ceiling with fluorescent strip lighting.



ACCOMMODATION

The property comprises the following accommodation expressed on a gross internal floor basis:-

Suite A	3,500 sqft	325 sqm
Total	3,500 sqft	325 sqm

SERVICES

All mains services including gas, electricity, mains water and drainage are provided.

LEASE TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed.

RENT

Competitive rent negotiable with generous incentive, details upon application.

VIEWING

Strictly by prior arrangement with the joint agents.



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CONTACT

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