



208 Wigan Road

Wigan WN2 3BU

Office Suites

141.12 SQM (1,519 SQFT)

From **£4,200** per annum

- ❖ Prominent main road position
- ❖ Modern, fully furnished accommodation
- ❖ Fully serviced
- ❖ Secure, surfaced yard with gated access

To Let

PARKINSON
REAL ESTATE ● ● ● ●

e: info@parkinsonre.com

www: parkinsonre.com

Additional Plans / Photos



Unit 1



Unit 1

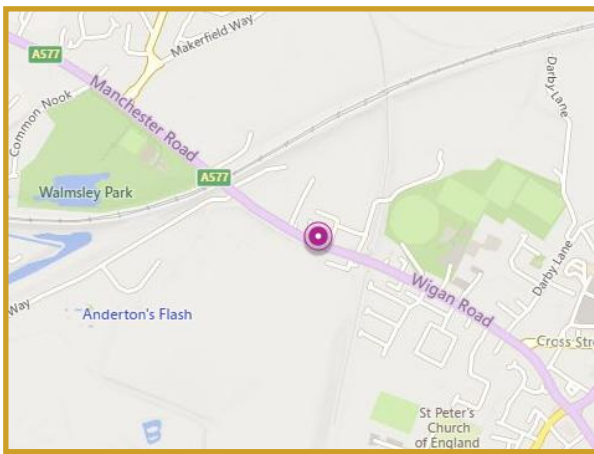


Unit 3



Unit 3





Location

The property is prominently positioned on the A577, a main thoroughfare providing direct access between Hindley and Wigan. Located within a mixed use area comprising both commercial and residential properties, it affords strong visibility and significant exposure to passing traffic.

Description

The property provides fully furnished managed accommodation, finished to a modern standard throughout. Internally, the space benefits from modern LED lighting and carpeted flooring, creating a professional and comfortable working environment suitable for immediate occupation.

Externally, the property is pavement fronted, offering strong presence and accessibility. To the side, there is a substantial yard area which is fully surfaced and secured, providing valuable additional space for parking, storage, or operational use.

Services

We understand mains services are connected to the property to include mains water, drainage, electric and gas. Please note that neither service connections nor any appliances have or will be tested prior to completion

Accommodation

The available units total 1519 sqft.

Tenure

The premises are available to let on a full repairing and insuring lease basis at a term to be agreed. A deposit will be requested.

Rental

The units are priced as follows

	Rent P.A.
Unit 1	£4,200
Unit 3	£11,940

Service Charge

Details of service charge available upon request.

VAT

All prices quoted are exclusive of Value Added Taxation. VAT may be payable at the prevailing rate.

Legal Costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Lessors solicitors prior to the issue of any legal documentation.

EPC

The property has an Energy Performance Certificate with a rating of C-62. The Certificate and Recommendation Report can be made available on request.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to Contract

Ref: AG0856

October 2025.

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Subject to contract

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