

YOUR IDEAL WORKSPACE AWAITS!



**HIGH QUALITY
PREMIUM
OFFICE SPACE**
UP TO 6000 SQ.FT AVAILABLE NOW



Separate Office Spaces



Private Washroom Facilities



Spacious Kitchen



Dedicated Meeting Rooms



**QUALITY SPACE
THAT IS RIGHT FOR
YOUR BUSINESS.**

FEATURES AT A GLANCE...

Up to 6000 sq.ft. of quality ground floor office space

Up to 21 dedicated onsite car parking spaces

Air-conditioned throughout

Energy provision is from a 100% renewable source

New high efficient lighting

Full access raised floor and suspended ceiling

Freshly painted throughout

New carpeting in the main office space

Boardroom space

4 Glass offices

Breakout room

Use of spacious shared reception area with vending

THE BUILDING

Smithy Court is located on Pemberton Business Park, a high quality office development of 86,000 sq ft, set in an attractive landscaped environment. No. 1 Smithy Court is a three storey office building extending to a total of 25,500 sq ft (2,369.03 sq m).

The current availability extends to up to 6000 sq ft of flexible open plan ground floor space with direct access from the buildings reception area.

These serviced offices are available on flexible lease terms. Leases are available on traditional FRI terms for the larger suites.

THE LOCATION

Smithy Court occupies a prominent position on Pemberton Business Park off the A49, Wigan's main arterial route. The development is 1.5 miles from the town centre and only 1.5 miles from Junction 25 of the M6, providing direct access to the regional and national motorway network.

Pemberton railway station is located 0.5 miles from Smithy Court and serves Wigan, Salford, Manchester Victoria and Rochdale. Mainline rail facilities are available from Wigan North Western Rail Station which is less than 2 miles from Smithy Court. From here London and Glasgow can both be reached in around 2 hours 20 minutes. Local bus routes are available on Warrington Road (A49) and Billinge Road (A571).





**Pemberton Business Park
Smithy Brook Road
Wigan
WN3 6PS**

For Landlord Contract details please contact:

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To enquire or arrange a viewing contact



SMITHYCOURT.CO.UK