



Offices to Rent Mesnes St, Wigan WN1 1QJ



- 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**

Mesnes St, Wigan, WN1 1QJ

Close to Wigan Town Centre

- First Floor Offices to Rent in Wigan
- Desirable office location within Mabbs Cross House on Mesnes Street – First Floor
- New lease to be assigned
- 5 allocated Rear Parking Spaces
- Views over Mesnes Park opposite
- Short walking distance to Railway Station, Bus Station and Wigan Town Centre
- Available immediately
- Incentives Available

Rutter Green Commercial are delighted to offer for rent these desirable first floor offices within Mabbs Cross House on 81 Mesnes Street, close to the centre of Wigan in Greater Manchester. Mesnes Street is a popular commercial office area surrounded numerous independent businesses including Accountants and Solicitor's practices. There are 5 allocated parking spaces to the rear of the property and ample on street pay and display parking in the vicinity for clients.

Wigan Town Centre is within short walking distance, as well as both Wigan North Western and Wigan Wallgate Railway Stations, allowing quick access to Manchester, Liverpool and even London just two hours away. It is surrounded by the popular residential area of Swinley, easily accessible to the regional motorway network and within comfortable commuting distance of all the major North West conurbations.

Rent	£20,000 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.

