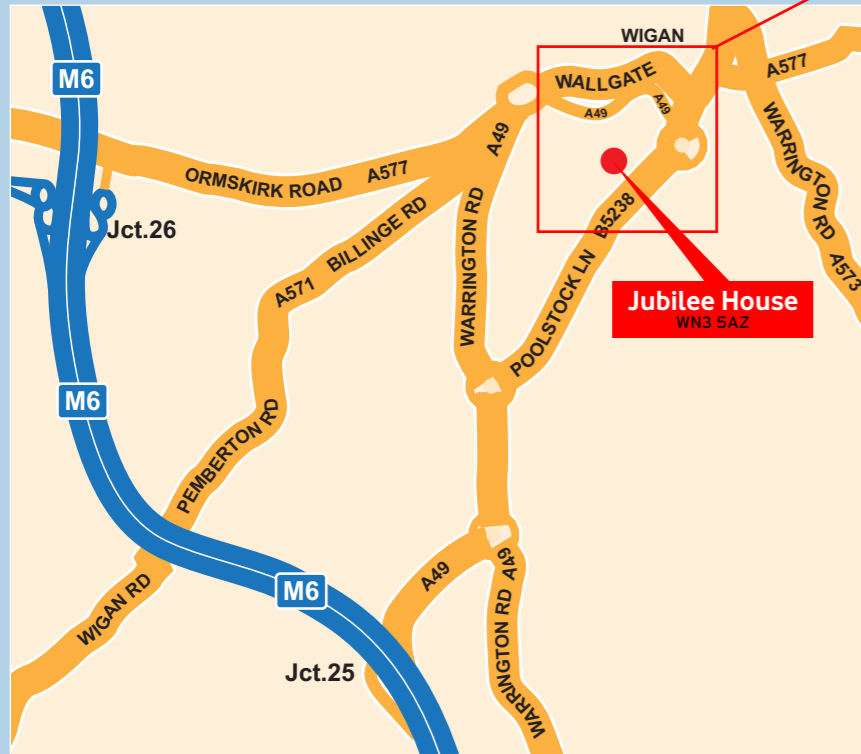


# Jubilee House

WATERSIDE DRIVE, WIGAN WN3 5AZ



## Location

The property is situated off Waterside Drive adjacent to the established Wigan Investment Centre, which is a major office development within the town centre.

Wigan is located on the west coast main line and Wallgate railway station is within walking distance of the property.

Junctions 25 and 26 of the M6 motorway are both approximately 3 miles to the south-west and can be accessed via the A49 and A577 respectively.



# Jubilee House

WATERSIDE DRIVE, WIGAN WN3 5AZ

## TO LET

5,032 sq ft - 10,310 sq ft

- 8 person lift
- Male/female and disabled toilets
- Glazed feature entrance
- Secure attractive canal side setting
- 51 car parking spaces

## Viewing

Strictly by appointment with the joint sole agents contact  
Richard Wharton/Claire Johnson at Jones Lang Lasalle or Dean Young at Young & Co





**Description**

The premises comprise a detached self-contained two-storey office which was constructed in 2002 and provides good quality space which is DDA compliant.

**Key features include:**

- 8 person lift
- Male/female and disabled toilets
- Glazed feature entrance
- Secure attractive canal side setting
- Fully raised access floors
- Category II lighting throughout with suspended ceilings
- Comfort cooling - air conditioning in some areas/fresh air circulation to some areas
- 51 car parking spaces
- CCTV monitoring for building
- Perimeter trunking
- EPC rating - C (certificate available on request)



# Jubilee House

WATERSIDE DRIVE, WIGAN WN3 5AZ



**First Floor**



**Ground Floor**



**Fixtures and fittings**

Built-in filing systems.  
Office equipment including desks and chairs can be made available subject to negotiation.

**Rateable value/rates payable**

The property has a rateable value of £145,000 -- there is an appeal outstanding in respect of this assessment.

**Terms**

The property is held on a 20 year lease from 19 August 2002 expiring 18th of August 2022. Flexible and competitive lease terms are available either for an assignment of the existing lease or shorter-term leases - to be negotiated.

**Rent**

Rent on application.

**Accommodation**

The property has a net internal floor area of 10,310 sq ft formed as follows:

<b>Ground floor</b>	<b>5,032 sq ft</b>
<b>First floor</b>	<b>5,278 sq ft</b>
<b>Total</b>	<b>10,310 sq ft</b>

The property can be subdivided to offer units from circa 5,032 sq ft to 10,310 sq ft