



Part of Ground Floor, 18 Beecham Court, Wigan WN3 6PR

£22,000 PA/£1833.33 PCM



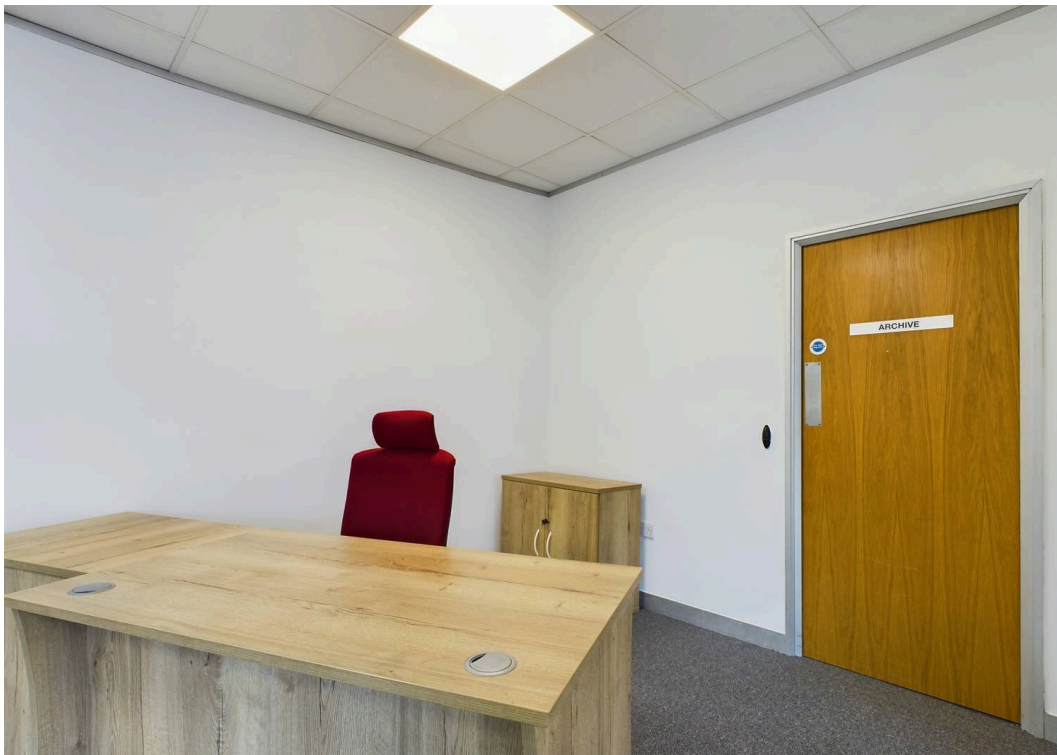
## Beecham Court

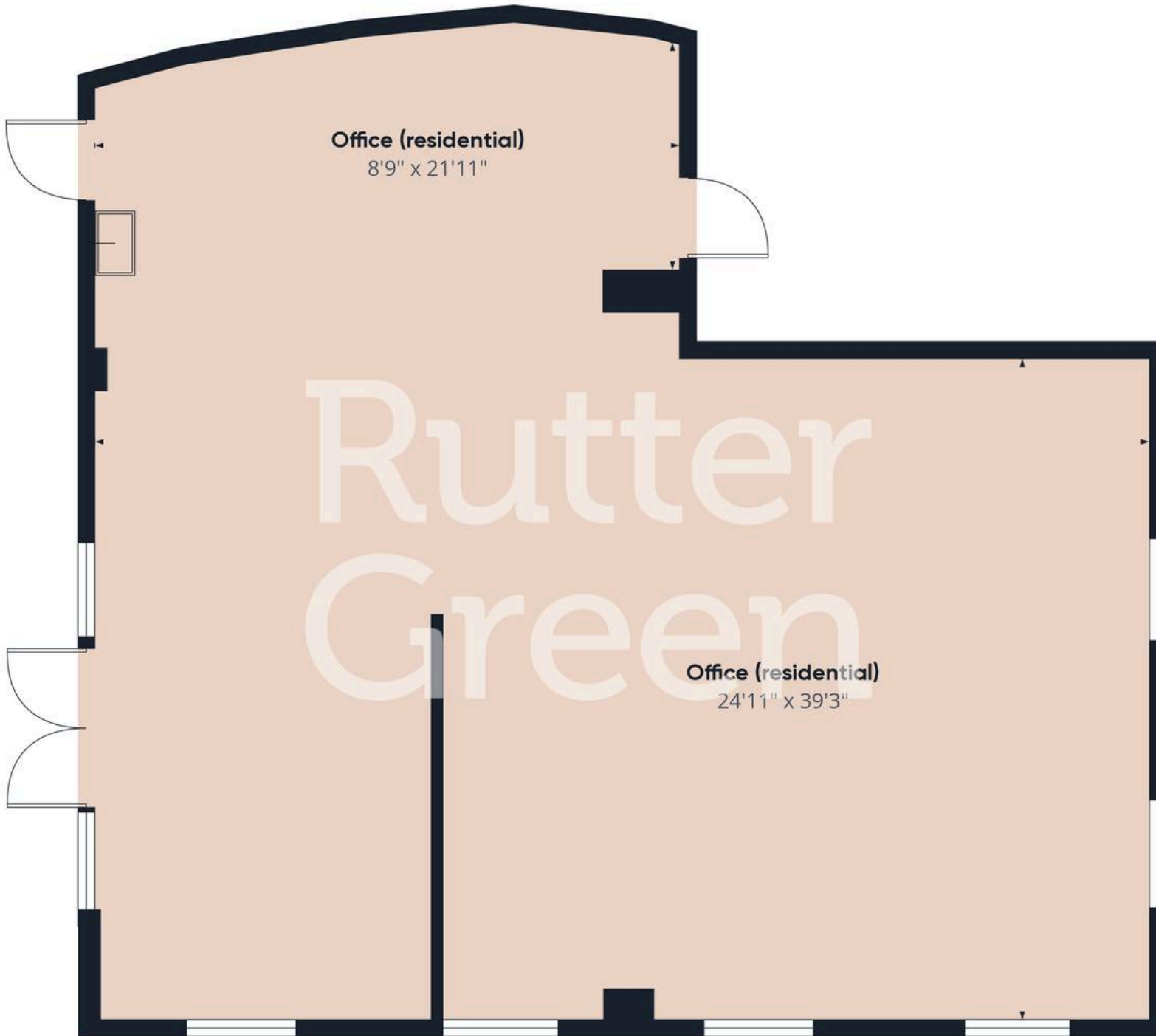
Goose Green, Wigan WN3 6PR

Impressive modern ground floor office space at Beecham Court, Wigan WN3 6PR. Highly sought-after location near transport links and motorways, with private parking, electric car charging, and recent renovation. Ideal for businesses. New lease available.

- Prime, Highly South after Trading Location
- Good Public Transport Rail and Bus Links
- Set Within Attractive Landscaped Environment
- Self Contained with WC/Kitchen Facilities
- Private Access
- Private Car Park With Four Allocated Spaces
- Alarmed
- Newly Renovated
- Current Rateable Value £15,250
- Additional Storage Room







Approximate total area<sup>(1)</sup>

1220.74 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



## Rutter Green

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### Disclaimer

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 Wigan Council.