



16 Warrington Road
Ashton-in-Makerfield, Wigan, WN4 9PL
£710 Per Calendar Month

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An exciting opportunity for small businesses to occupy the first floor of a recently refurbished commercial office space within close proximity to Junction 23 and Junction 24 of the M6, a range of amenities nearby including Haydock Park Racecourse.

There is the option of either renting the whole of the upstairs of this recently refurbished commercial premises, alternatively individual offices are available to let.

Available on Flexible terms with the benefit of private secure car parking and communal kitchen and w.c.'s.

RENT AS FOLLOWS;

(Office 1: £560 pcm, Office 2; £480 pcm, Office 3; £710 pcm)



Kitchen
9'9" x 9'4" (2.98 x 2.87)

Office 1 (Room 1)
13'10" x 15'3" (4.24 x 4.67)

Office 1 (Room 2)
9'6" x 15'3" (2.9 x 4.65)

Office 2 (Hallway)
11'7" x 3'10" (3.54 x 1.18)

Office 2 (Room 1)
9'9" x 9'1" (2.98 x 2.78)

Office 2 (Room 2)
12'0" x 13'10" (3.66 x 4.23)

Office 3
31'9" x 14'6" (9.68 x 4.43)

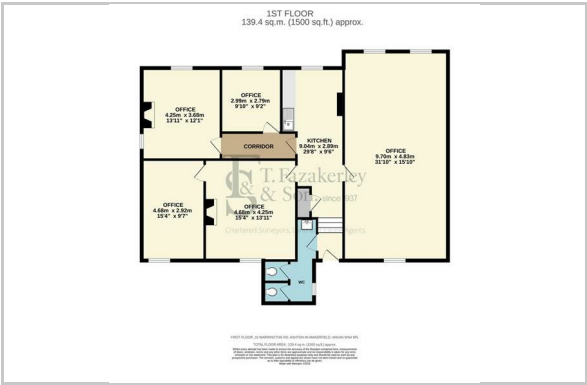
W/C



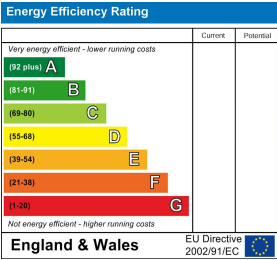
Area Map



Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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