Pier House
Wallgate, Wigan, WN3 4AL



OFFICE TO LET

2,008.00 sqft (186.55 sqm)

RENT

£1,600.00 Monthly

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TO LET WIGAN

Property Highlights

- Self-Contained Lower Ground Floor Office
- Approx. 2,008 Sq Ft Of Flexible Space
- Large Open Plan Layout

Description

LOWER GROUND FLOOR OFFICE – APPROX. 2,008 SQ FT (PIER HOUSE, WIGAN)

Located within a beautifully refurbished historic mill building overlooking Wigan Pier, this self-contained lower ground floor office offers approximately 2,008 sq ft of flexible, high-quality accommodation. The space is arranged predominantly as a large open-plan office, complemented by three breakout offices, a private kitchen, and WC facilities, making it ideal for a range of professional and administrative occupiers.

Previously used as an administrative office for a care provider, the unit is well suited to office, creative, or professional services use. The building benefits from a passenger lift serving all floors, onsite car parking, CCTV, and a secure, well-managed environment. Pier House combines character features with modern functionality, offering an lovely working environment within well located business centre.

Key Details:

• Rent: £1,600 Per Month (£19,200 Per Annum) plus VAT
• Business Rates: RV £19,250 Rates Payable: Approx. £9,600
• Service Charge: £4 per sqft
• Lease Terms: Negotiable

Location

Pier House occupies a prominent position directly opposite the new Pier Quarter development and within walking distance of Wigan town centre. The property enjoys excellent connectivity, with direct access to the A58 providing swift links to the M6 and M56 motorways, connecting to Manchester, Liverpool, and the wider North West.