

**JSBeFit**  
**Forton Rd**  
**Wigan**  
**WN3 6YD**



**OFFICES TO LET**

Various Sizes Available

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### Property Highlights

- Within a Gym -Ready Made Client Base
- No Extra Bills
- Ideal for Health, Wellbeing & Beauty

### Description

Fantastic opportunity to let a room/office/workout space within the gym. Bright professional spaces with access to communal facilities. Perfect to move in and start trading immediately. Ideal for beauty, health and wellbeing, however all uses will be considered.

- Size: From Approx. 64 sqft
- Rent: From £150 pcm
- VAT: Not applicable
- Business Rates and Utilities: Currently included in rent

### Location

Located within busy and popular Wheatlea Industrial Estate, just off Warrington Road in Goose Green area of Wigan. The property is set at the back of big retail chains like Asda and Sainsburys. The transport links are fantastic with local bus routes a few minutes walk, train station and motorway network a short drive.

### Layout



Unit	Area (sq.ft.)	Area (sq.m)	Rent	Period
Ground Floor Suite 1	64.00	5.95	£150.00	Monthly
1st Floor Suite 3	120.00	11.15	£400.00	Monthly

