

Little Lane Wigan WN3 6PZ



OFFICES TO LET Various Sizes Available

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Unit	Area (sq.ft.)	Area (sq.m)	Rent	Period
Level 1 Unit 2	134.00	12.45	£275.00	Monthly
Level 1 Unit 3	88.00	8.18	£175.00	Monthly



Property Highlights

- First Floor Offices
- Close to Town Centre
- Close to M6 Motorway

Description

Two small 1st floor units available to let now. Would suite small boutique style business, ideal for admin, nail services or massage room, with hairdressers already in the building.

- Size: 88 - 134sqft approx
- Lease term: Flexible
- VAT: Exempt
- Service Charge: None charged
- Building Insurance: Included
- Inclusive of water, electric and gas.

Location

83 Little Lane is set within a quiet backwater lane, just off Smithy Brook Road in Goose Green area of Wigan. Nr 83 is neighbouring to local vets, car garage and number of residential dwellings.

Layout

