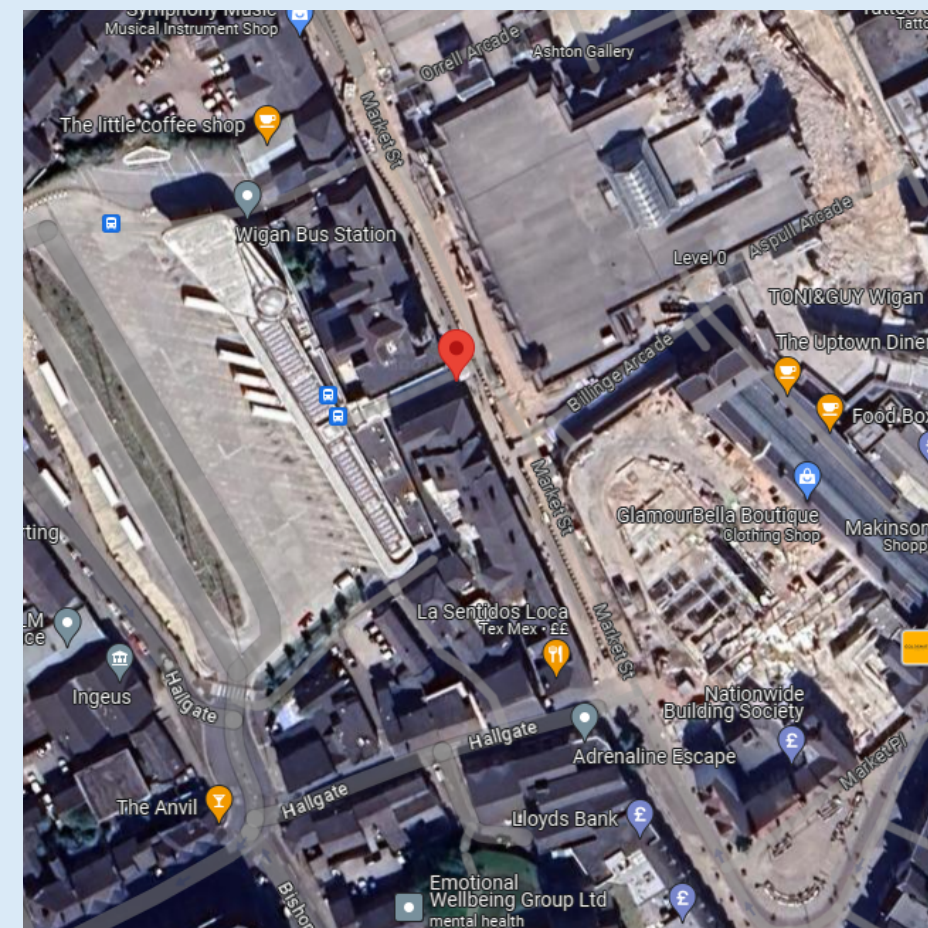




# 1 LEVER STREET, WIGAN WN1 1JJ

Self contained 1st floor office suites, offering approx.1725 SQ FT of space incorporating large open plan work area with 2 private offices, comms room, meeting room, kitchen and WC's. With private entrance right on the bus station doorstep for a great commute. All uses will be considered.



**THE PROPERTY IS LOCATED FRONTING THE PEDESTRIANISED MARKET STREET. THE PROPERTY BENEFITS FROM SIGNIFICANT FOOTFALL AS A RESULT OF ITS LOCATION ON THE MAIN ENTRANCE TO THE TOWN'S CENTRAL BUS STATION.**



**TOWN CENTRE LOCATION**  
**PROMINENT VISIBLE POSITION**  
Airy Spacious Offices  
**PERFECT FOR BUS COMMUTERS**  
Self Contained 1st Floor Offices  
**PRIVATE ENTRANCE**  
All uses considered

**APPROX. 1725 SQFT**  
**£1250 + VAT PCM**