



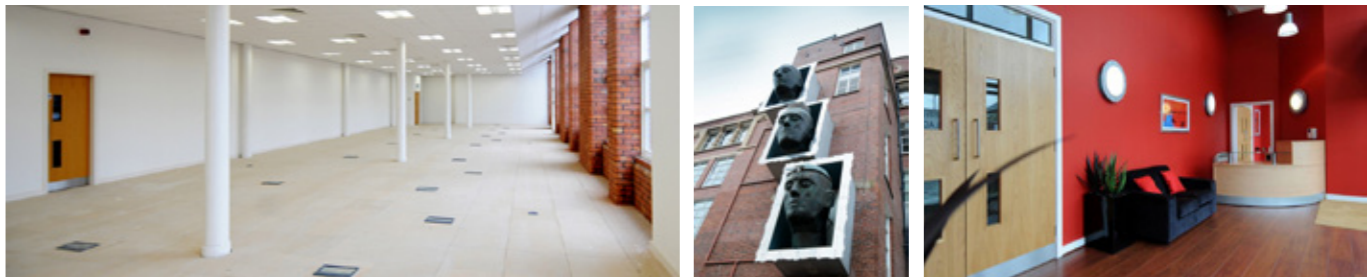
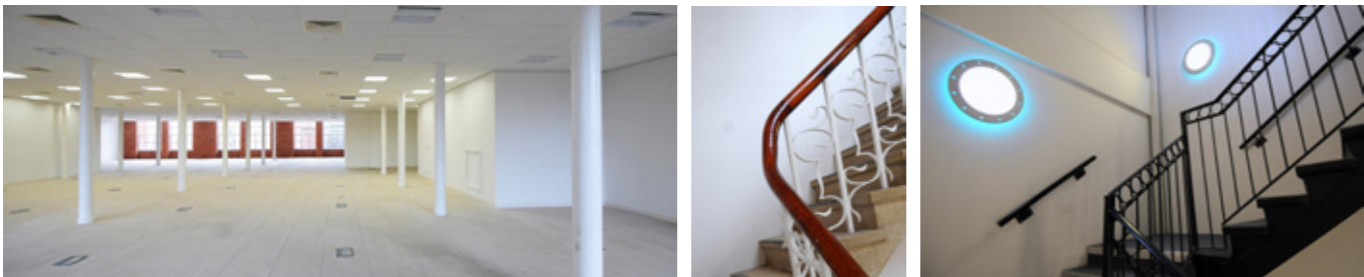
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{1907}

trencherfield mill

the wigan pier quarter

{Grade A Office Accommodation}

Trencherfield Mill offers Grade A Office Accommodation, full of character and sat beautifully within a Grade II Listed Mill overlooking the Leeds/Liverpool canal.



Description

The Mill forms part of the urban village within Wigan Pier quarter and is incorporated within a mix of uses regenerating this former historic site. The Mill itself has been dramatically transformed to provide a mix of high quality office accommodation and 52 residential apartments.

Location

The premises are situated in Wigan town centre with its main road frontage to Pottery Road, the A49, and with frontage along the Leeds/Liverpool canal to its south westerly edge. Other occupiers close by include the Wigan Investment Centre, British Waterways regional headquarters, the Tote Sport head office plus numerous other retail and business users. Trencherfield Mill within the Wigan Pier Quarter development has a natural connection to the Westwood link road and the proposed Westwood Business Park due to commence soon. The site provides an excellent town centre location with regional and national train stations close by and convenient access to junctions 25, 26 and 27 of the M6 motorway.

Specification

The office accommodation within the main mill benefits from:

- Full air conditioning
- Suspended ceilings with recessed and suspended light fittings
- Full accessed raised floors
- Generous floor to ceiling height
- Male/female and disabled WCs on all floors
- 12 person passenger lifts
- DDA compliant
- 24 hour / 7 day on site security
- Secure on site parking at a ratio of 1:343sqft (1:325sqm)

Within Suite 5 the building specification includes:

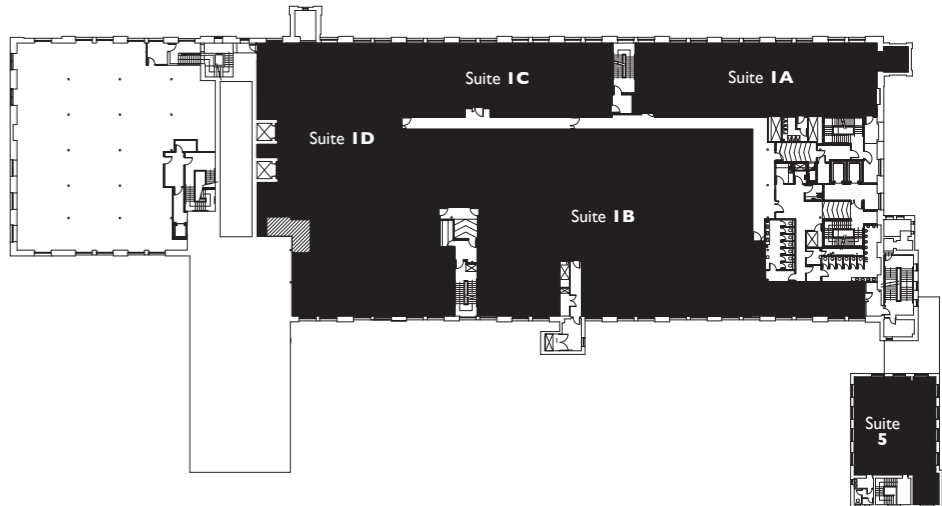
- Full central heating
- Male/female WCs
- Kitchen facilities
- Perimeter trunking
- Glazed feature entrance

Accommodation

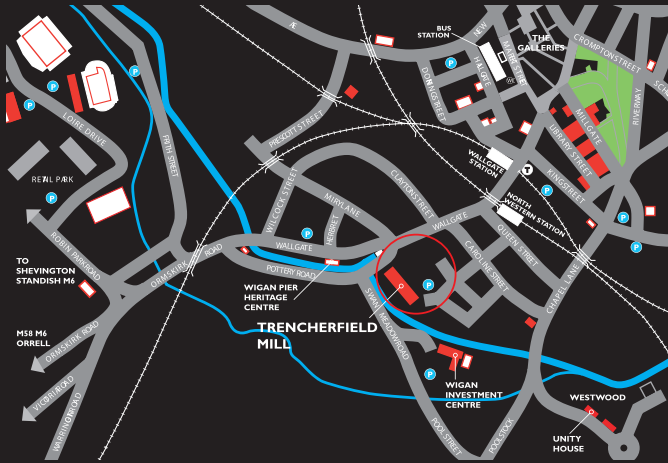
First floor	Sq m	Sq ft
Suite 1A	272	2,928
Suite 1B	928	9,989
Suite 1C	232	2,497
Suite 1D	627	6,749
TOTAL	2,059	22,163

SUITE 5	Sq m	Sq ft
Ground Floor	130	1,400
First Floor	150	1,615
TOTAL	280	3,015

NB – net internal floor areas.



SAT NAV: WN3 4DU



GRANT ASSISTANCE

Wigan is an area which is designated Tier 3 for grant assistance for the Regional Development Agency registration. To receive further information relating to grant assistance which may be available we would recommend that contact is made directly with the relevant Regional Development Agency. Enquiries regarding any potential funding support can be directed through Wigan Council's Economic Regeneration Office on 01942 828987.

TERMS

Each suite is available by way of a new lease for a term of years to be agreed. Rental and other costs are available upon further application.

VIEWING

For further information or viewing please contact either of the joint agents below.



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