



No.1 Smithy Court

Pemberton Business Park, Wigan, WN3 6PS



**HIGH QUALITY, MODERN
OFFICE ACCOMODATION
CURRENTLY AVAILABLE
1900 SQ FT & 2100 SQ FT
CAN BE COMBINED TO 4000 SQFT
FURNISHED OFFICE SUITES**

smithycourt.co.uk

SMITHY COURT AT A GLANCE




Good quality office space from 850 sq ft to 12,660 sq ft

Within close proximity of Jct. 25 M6 Motorway

Attractive office accommodation

Good transport connectivity

Available to let on conventional or flexible lease terms



AVAILABLE NOW - 1900 SQ FT & 2,100 SQ FT FURNISHED OFFICE SUITES WITH PANORAMIC VIEWS THE 2 UNITS CAN BE COMBINED TO MAKE ONE 4000 SQFT SPACE

THE BUILDING

Smithy Court is located on Pemberton Business Park, a high quality office development of 86,000 sq ft, set in an attractive landscaped environment.

No.1 Smithy Court is a three storey office building extending to 25,500 sq ft (2,369.03 sq m).

The property is available on a suite by suite basis or a combination of floors equating up to 12,660 sq.ft. The smaller suites are available by way of serviced terms whereby there will be an all inclusive rental to cover rent, rates, utilities, insurance and maintenance.

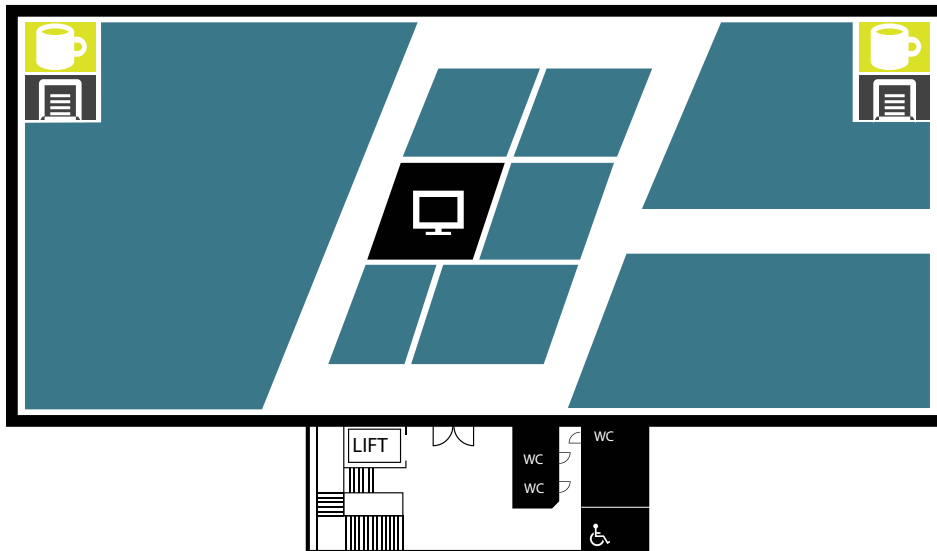
THE SPECIFICATION

- **Suspended ceiling**
- **Full access raised floor**
- **Air conditioning**
- **Double glazing**
- **Lift to all floors**
- **Designated car parking**
- **Recessed lighting**
- **High quality finishes**
- **Attractive landscaped environment**
- **Flexibility for open plan or cellular layout**
- **Fire alarm**

A LANDMARK OFFICE BUILDING OFFERING
WELL DESIGNED SPACE COMBINED WITH
AN EXCELLENT LOCATION



TYPICAL FLOOR PLAN



CURRENT AVAILABILITY

Location	Net Area
Second Floor	1900 sq ft 176.5 sq m
Second Floor	2100 sq ft 195 sq m



THE LOCATION

Smithy Court occupies a prominent position on Pemberton Business Park off the A49, Wigan's main arterial route.

The development is 1.5 miles from Wigan town centre and only 1.5 miles from Junction 25 of the M6, providing direct access to the motorway network. Mainline and local routes are available from the 2 Wigan rail stations which are less than 2 miles from Smithy Court. From here London and Glasgow can both be reached in around 2 hours 20 minutes and Manchester within 40 minutes.

Local bus routes are also available nearby.

FUTURE DEVELOPMENTS

Smithy Court is located at the head of the brand new M58 / M6 Link Road. This major road development will significantly reduce the journey time to the motorway network to just 5 minutes. This journey can take over 20 minutes at peak time.

Alongside the new road will be new housing and leisure facilities which will bring the location of Smithy Court into the wider community of Pemberton.

The construction of the new road is due to be completed mid 2020.

CONTACT

Savills Manchester

savills.co.uk

0161 236 8644

PARKINSON
REAL ESTATE ●●●●

01942 741800

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