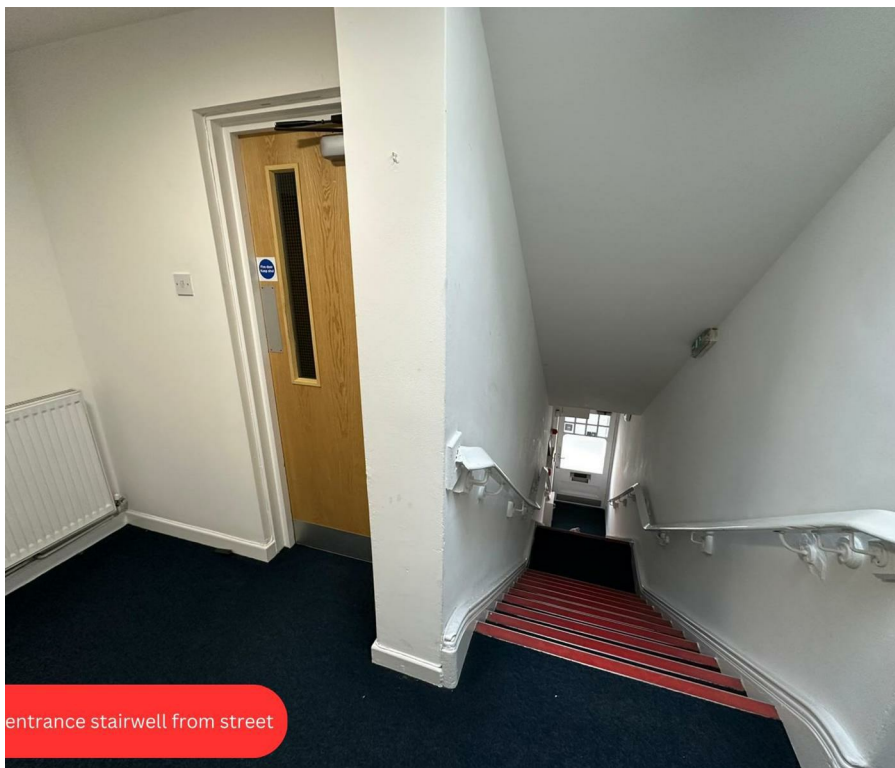




27 Library Street, Wigan, WN1 1NN

£400 Per Month

1027.00 sq ft



Entrance stairwell from street

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

3 Middleton Road, Manchester, M8 5DT

T: 0161 773 3978 | [info@amcocommercial.co.uk](mailto:info@amcocommercial.co.uk)

## Details

Amco Commercial are delighted to offer 27 Library Street delivers versatile, self-contained office accommodation prominently positioned in Wigan's bustling town centre, surrounded by professional services like estate agents, solicitors and hairdressers.

### Office Layout:

The upper floors provide approximately 73.4 sqm (790 sq ft) of flexible first-floor office space ideal for open-plan teams, complemented by newly refurbished luxury WC facilities for men and women plus a modern kitchen/break room perfect for staff welfare. While the second-floor suite offers useful ancillary space for smaller private office space or storage, the overall accommodation prioritises efficient, high-quality first-floor workspace suited to professional, consultancy or creative occupiers.

### Strategic Location

Directly above the ground-floor retail at No.25, these separately accessed offices benefit from high footfall near Wigan Town Hall and Life Centre, with pay-and-display parking nearby and both Wallgate and North Western stations just a short walk away.

This adaptable space within a mixed-use block can be leased standalone or combined with retail below, offering independent retailers or expanding firms prominent, affordable town-centre offices in prime WN1.

## Viewing

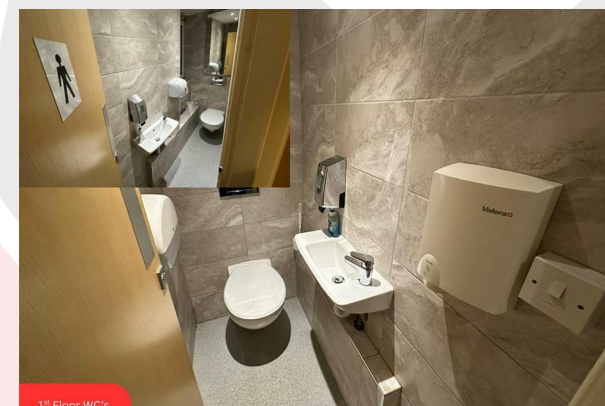
Please contact us on 0161 773 3978 if you wish to arrange a viewing appointment for this property or require further information.



1<sup>st</sup> Floor Office



1<sup>st</sup> Floor Office



1<sup>st</sup> Floor WC's

Zoopa



rightmove

