



# No.1 Smithy Court

Pemberton Business Park, Wigan, WN3 6PS

NEXT TO THE PLANNED NEW M6/M58  
LINK ROAD BRINGING SMITHY COURT JUST  
5 MINS FROM THE MOTORWAY NETWORK



**HIGH QUALITY, MODERN  
OFFICE ACCOMODATION**

**AVAILABLE NOW  
UPTO 3700 SQ. FT.  
OFFICE SUITE  
WITH ALLOCATED  
PARKING SPACES**

[smithycourt.co.uk](http://smithycourt.co.uk)



# SMITHY COURT AT A GLANCE



Premium office space available



Perfect location, just 3 minutes from the M6 / M58 from 2023



Modern, bright working environment



Great rail links. Just 2 hours 30 minutes to London



Both on-site and nearby off-site car parking available



Close to both Manchester, Preston and Liverpool



## AVAILABLE NOW

### OFFICE SUITE WITH PANORAMIC VIEWS

**1st Floor suite available**

**3700 sq ft – One suite - can be split into 2 equal offices**

**1 server / store room**

**13 allocated parking spaces**

## 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

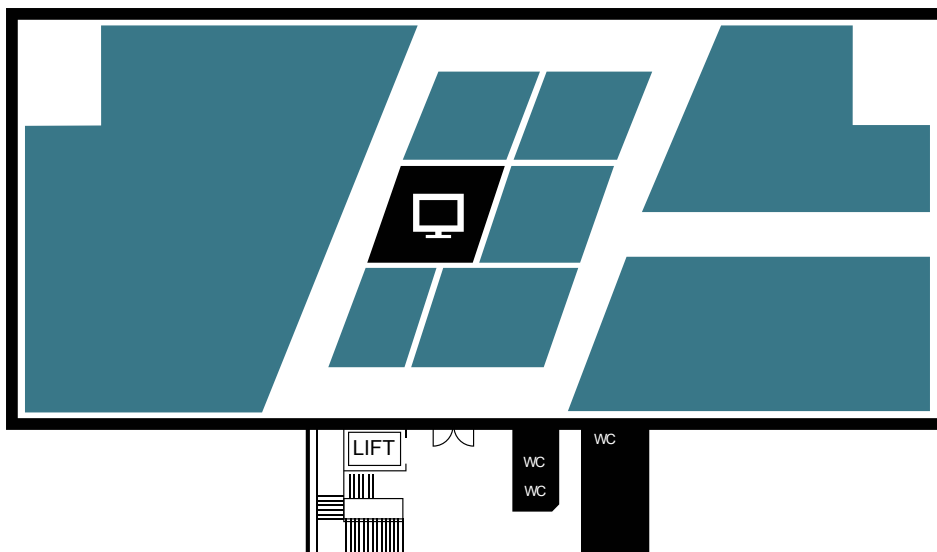
- **Suspended ceiling**
- **Full access raised floor**
- **Air conditioning**
- **Double glazing**
- **Lift to all floors**
- **Designated car parking**
- **Recessed lighting**
- **High quality finishes**
- **Attractive landscaped environment**
- **Flexibility for open plan or cellular layout**
- **Fire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

**Energy provision 100% from a renewable source**

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



TYPICAL FLOOR PLAN



CURRENT AVAILABILITY

**3700 SQ.FT.**  
CURRENTLY AVAILABLE  
WITH 13 ALLOCATED PARKING SPACES



## 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 planned new M58 / M6 Link Road.

This major road development will significantly reduce the journey time to the motorway network to just 5 minutes.

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

## CONTACT

Savills Manchester

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**PARKINSON**

REAL ESTATE ●●●●

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