

CIVIC

MILLGATE, WIGAN, WN1 1BH.

**CAPITAL&CENTRIC**





# NEVER DREAD MONDAYS AGAIN.

Civic is a landmark mixed-use destination in the heart of Wigan town centre, bringing together workspace, retail, wellness and hospitality under one roof. The BREEAM Excellent building has been lovingly restored by Capital&Centric, celebrating its brutalist architecture with exposed waffle ceilings, corduroy concrete and huge feature windows that create characterful, light-filled spaces for customer-facing brands.

Designed to drive footfall throughout the day and into the evening, Civic is home to an onsite café-bar, rooftop terrace, gym, mini cini, flexible workspaces and regular community events. With office occupiers, visitors and the wider public all on the doorstep, it offers operators the opportunity to be part of one of Wigan's most exciting new destinations.

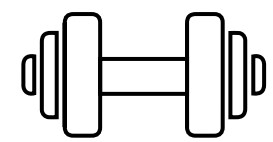
**Market Hall opens June 2026.  
Hotel opens late 2027.**

FEATURES.

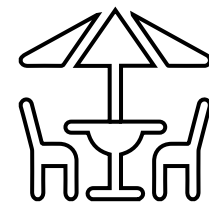
# KEY FEATURES.



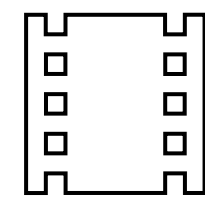
Onsite  
café-bar



Gym &  
fitness studio



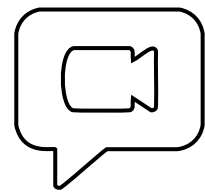
Rooftop  
terrace



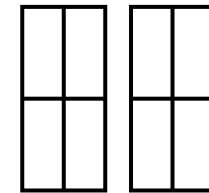
Mini  
cini



Community  
team



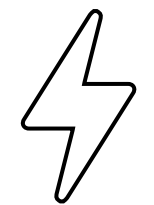
Meeting rooms  
& call booths



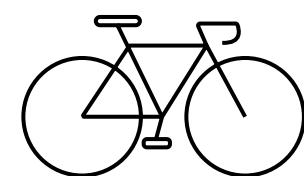
Original brutalist  
features



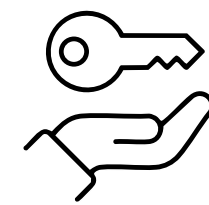
Town centre  
location



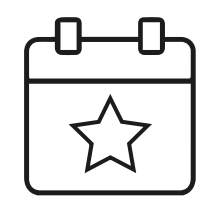
Car parking  
& EV charging



Secure  
bike storage



24-hour  
access



Community  
events





# OLD, BUT NOT OLD FASHIONED.

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PRIME TOWN CENTRE LOCATION

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HIGH FOOTFALL

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MULTI-USE UNITS

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BREEAM EXCELLENT

---

EPC A

---

DOUBLE HEIGHT CEILINGS

---

ORIGINAL BRUTALIST DETAILS

---

EXPOSED CONCRETE WAFFLE CEILINGS

---

LARGE FEATURE WINDOWS

---

PRIVATE FRONT DOORS AVAILABLE

---

FITTED WCS & BACK-OF-HOUSE PROVISION

---

HEATING & COOLING

---

24-HOUR ACCESS

---

LIFTS TO ALL FLOORS

---

ONSITE CUSTOMER BASE COMMUNITY

---

EVENTS & ACTIVATIONS

---

LOWER-GROUND FLOOR.

# ON THE UP.

These retail spaces sit right on the street within one of Wigan town centre's boldest buildings, with standout frontage, huge feature windows and loads of natural light spilling out onto the landscaped public realm.

Moments from Grand Arcade, STACK and the town's key transport links, the units are ideal for retail, café, wellness, lifestyle and service-led operators looking to be part of somewhere with proper energy and daily footfall already built in. With fitted WCs, back-of-house provision, car parking next door and a growing community of occupiers and visitors moving through the building every day, Civic is quickly becoming one of the town's go-to destinations



GROUND FLOOR.

# ON YOUR DOORSTEP.

Right in the heart of Civic's main entrance lobby, this small-format retail space sits amongst the building's daily buzz, next to Cotton café-bar and surrounded by constant footfall from occupiers, visitors and events.

Ideal for grab-and-go food, coffee, bakery, beauty, gifting or lifestyle operators, the unit combines standout visibility with Civic's signature brutalist character, built-in daily trade and a location moments from STACK, Grand Arcade and Wigan's key transport links.



RETAIL.

# CIVIC'S HAD A SPACE LIFT.

You'll be ready to crack-on from day one, with full fibre internet, heating and cooling cassettes and motion sensed lighting all included. All spaces are furnished by HAY, high quality Scandi-designed pieces that are sustainably sourced, low carbon and contain no noxious chemicals.

Unlike anything else in town, Civic has best in class amenity including a gym, mini cini and south facing rooftop terrace. There'll be a mix of shared spaces to encourage collaboration, including a hub with breakout space, co-working areas, meeting rooms, car parking and call booths.

With all of these amenities and offices above, you'll have customers smack bang on your doorstep the day you open, which will free you up to focus on cooking up a storm or brewing up the best bevs in town.



THE GOOD STUFF.

# REDEFINING THE DAILY GRIND.

Meet Cotton, our onsite cafe-bar brewing up coffee, slinging sarnies and pouring pints.

The Manchester faves, who have been going for 10 years, have curated a menu of brekkie items, baked goods and their infamous sandwiches, all made at their very own bakery.

The space will transform into a bar in the evenings, making it the perf spot for after work drinks.

As well as keeping you fuelled all through the day, it's a place to welcome your visitors, have meetings and host events.



HISTORY.

# CIVIC DUTY.

Dating back to the early 1970s, the building started out as Wigan Civic Centre and was home to Wigan Council until 2018. Since then, it's been left to deteriorate and in desperate need of some TLC.

The concrete structure is a prime example of brutalist architecture, designed to have clean lines, symmetry and huge windows that flood the space in natural light. Externally, there's a mix of concrete finishes and textures, with a cantilevered canopy over the entrance.

Of course, we've kept what we can, carefully restoring the beautiful concrete waffle ceiling and breathing new life into the original terrazzo staircases.









LOCATION.

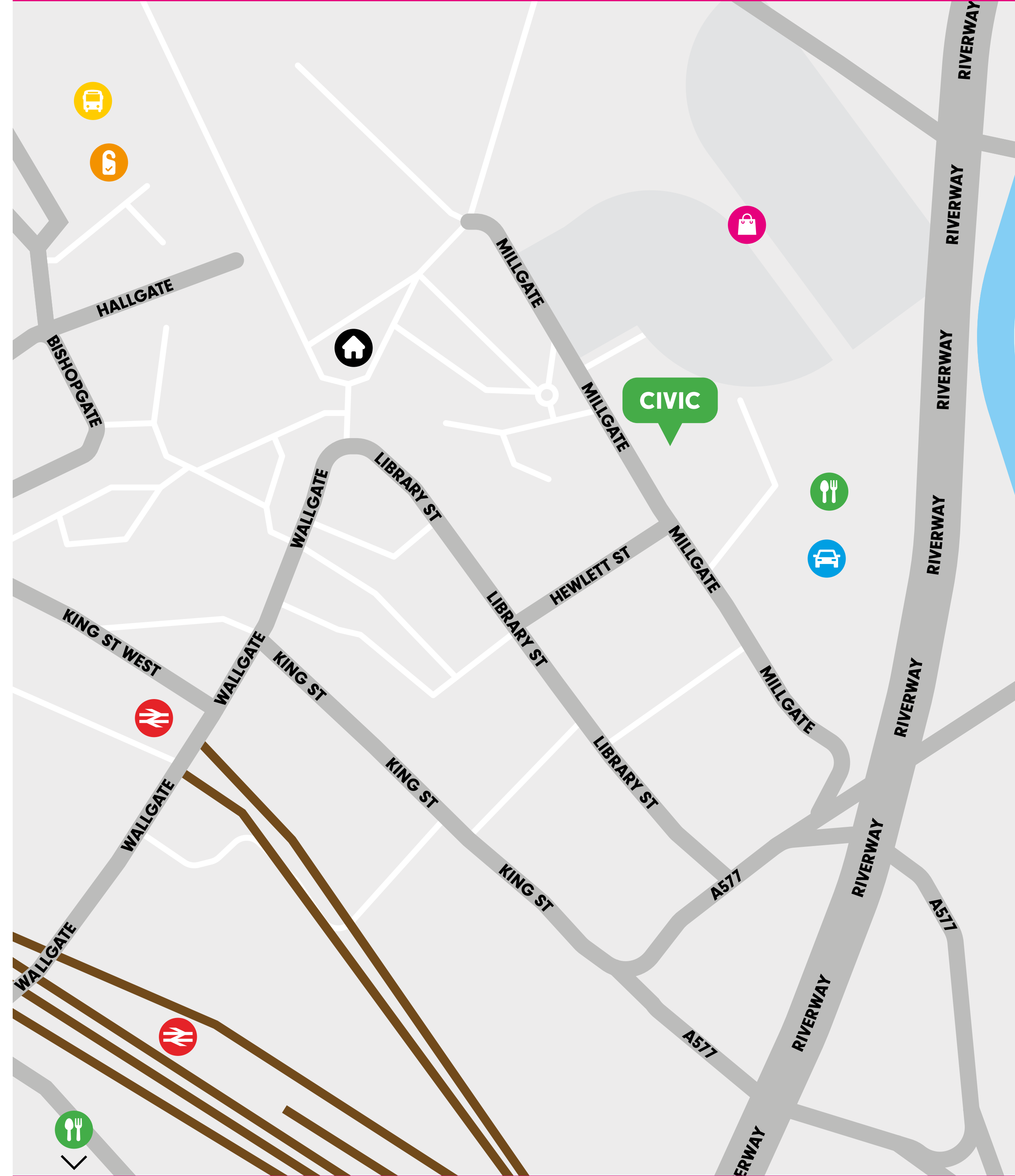
# THE PLACE TO BE.

Civic couldn't be in a better spot in the centre of Wigan, with train and bus stations a short stroll away.

It's less than a minute's walk to the high street and Grand Arcade Shopping Centre, which will soon be home to STACK, a new hang out spot with street food, drink, live music and performances.

-  **WIGAN WALLGATE TRAIN STATION.** 05 MINS.
-  **WIGAN NORTH WESTERN TRAIN STATION.** 07 MINS.
-  **WIGAN BUS STATION.** 06 MINS.
-  **MILLGATE MULTI STORY.** 04 MINS.

-  **FETTLERS.** 15 MINS.
-  **FEAST AT THE MILLS.** 15 MINS.
-  **GRAND ARCADE CENTRE.** 01 MIN.
-  **STACK.** 01 MINS.
-  **HAMPTON BY HILTON.** 04 MINS.



TRACK RECORD.

# THIS ISN'T OUR FIRST RODEO.

Capital&Centric is a social impact developer, investor, and operator, with projects across the UK. We dream up ways to turn unloved land and buildings into brilliant new places.

We love great architecture, offbeat design and everything we build is super energy-efficient. We've got a pretty impressive track record, covering homes, restaurants, workspace, hotels, and mixed-used neighbourhoods.

We're the people behind Liverpool's Bunker, a tamed brutalist beast that's won the British Council for Offices award for the best office development in the UK, and has picked up design awards from RIBA and Architect's Journal.

Tempest is another restored brutalist workspace in Liverpool city centre. It's been home to some of the city's greats, including Castore which is now valued at £1b. That's how good our spaces are ;)





# INTERESTED?

Fancy setting up shop at Civic?

Get in touch with our team to have a chat or  
book in for a brew and a tour.

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