

Clayton Street  
Wigan  
WN3 4DA



## INDUSTRIAL UNIT TO LET

4,500.00 sqft (418.06 sqm)

### RENT

£24,000.00 Annual

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TO LET WIGAN

### Property Highlights

- £2000 per Month for 4500 sq ft plus Mezz
- Prominent Unit with a Gated Yard
- Three-phase Electric Power

### Description

The unit is approx 4500 Sqft with an additional 2000 sqft mezzanine and yard. The ground floor open space has two pedestrian accesses, a vehicle roller shutter access, a tool room, and WC. The Mezz has two stairways, several small offices/workspaces, and kitchen and bathroom facilities making the space very flexible. All uses considered, a perfect light industrial / trade counter property.

### Location

Fantastic convenient location for trade, employees and customers being approx 10 mins from the motorway network and 5 mins walk to wigan Town Centre and transport links. Within a busy commercial professional area surrounded by national companies and local businesses.

### Layout

