

**TO LET COMMERCIAL**  
TO LET WIGAN TO LET BOLTON

**Industrial Estate**  
**20,800 SQ FT**  
(Approx. 11,000 SQ FT ground floor  
& 9,800 SQ FT mezzanine)

**FOR SALE**  
**£800,000**



# JGB Investment Park Stephens Way Wigan

- ✓ INVESTMENT OPPORTUNITY
- ✓ 11,000 SQ FT GR. FLOOR
- ✓ MODERN UNITS & YARD
- ✓ 0.5 ACRE SITE
- ✓ FANTASTIC ACCESS
- ✓ LETTABLE UNITS

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## DESCRIPTION

A highly promising freehold industrial park investment of approx. 0.5 acres. This property comprises three industrial units including a showroom, and yard. The modern units with a combined total of approx. floor space 21,000 SQ FT, are well maintained, in good condition, offer three phase electricity, large rollers shutters, parking, well-appointed offices and are ready for immediate use.

Currently, Units 1a and 2 are vacant, while Unit 1 is expected to become vacant soon, ideal for owner occupiers or investors looking to achieve new tenants on a good tenure and rental.

- Unit 1 - 6,600 SQ FT (3600 sq. ft. gr. fl./ 3000 sq. f.t mezz.)
- Unit 1A - 3,800 SQ FT (2000 sq. ft. gr. fl./ 1800 sq. f.t mezz.)
- Unit 2 - 10,400 SQ FT (5400 sq. ft. gr. fl./ 5000 sq. f.t mezz.)

Potential income from the site is expected around £85,000 per annum plus Vat.

## LOCATION

Stephen Way is an excellent location, its strategic positioning provides convenient access to transport links, motorways, and Wigan Town Centre just over a mile away. The M6 motorway, is just a short distance away, with easy access to the Northwest.

The site is in a commercial area with the infrastructure, space and amenities for businesses with residential areas close. Neighbouring occupiers vary from car dealerships, offices, manufacturing and general trade. Stephen Way in Wigan is highly sought after and lettable.



Purchase Price: Offers over £800,000



Total Site: 0.5 Acre

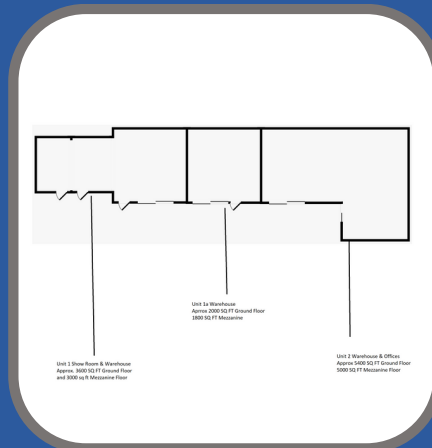


Potential Income: £85,000 approx. PA

## LAYOUT



SITE PLAN



FLOOR PLAN



MAP