

**JGB Investment Park  
Stephens Way  
Wigan  
WN3 6PH**



**INDUSTRIAL UNIT TO LET**

10,400.00 sqft (966.19 sqm)

**RENT**

£4,000.00 Monthly

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**Property Highlights**

- Multiple Sizes Available
- 3 Phase Power
- Mezzanine Floor

**Description**

Well maintained smart industrial units available with a small business park.

All units are modern, have facilities and office space along with 3 phase power, large electrical shutters and Mezzanine. All uses would be considered but these units are particularly suited to trade counter, workshop or warehousing usage .

Current Availability:

- Unit 1a 3,800 SQ FT (2000 Ground & 1800 Mezzanine) £2100 pcm
- Unit 2 10,400 SQ FT (5400 Ground & 5000 Mezzanine) £4000 pcm

**Location**

The units are within a well laid out industrial park located off Stephens Way, Wigan , just over a mile from the town centre and two miles from the M6 motorway. The site is within a commercial area, surrounded by local businesses as well as being close to amenities and residential areas. The transport links are fantastic with local bus routes a few minutes walk, train station and motorway network a short drive.

**Layout**

