

FOR SALE



RG
Rutter Green



Property Description

Presenting an exceptional opportunity to acquire an industrial unit situated within the highly desirable trading estate, this property exudes a sense of robust functionality and convenience. Boasting a large car park with secured gates, the unit offers ease of access and security. The retractable front window further enhances accessibility and provides natural light to illuminate the interior space.

Internally, a mezzanine area hosts a kitchen and offices, adding versatility and practicality to the layout. The freehold property's proximity to the town centre adds to its appeal, ensuring convenience for business operations. A reception area greets visitors, setting a professional tone for the premises.

Additionally, the unit features two smaller roller shutter entries, each measuring 3 metres by 3 metres, along with an 8-metre eaves height and a 6-metre by 4-metre shutter. With these impressive specifications, this property presents an ideal setting for a range of industrial pursuits. Viewings are highly recommended for interested parties seeking a well-located and versatile industrial space.

York Street WN3 4BY

4,077sqft
£595,000







Rutter Green

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Disclaimer

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. We ask our clients to check their own sales particulars and verify the information is correct. Fixtures, fittings and appliances have not been tested and therefore we can give no guarantees that they are in full working order. All measurements and land sizes are quoted approximately. Tenure should be established with your Solicitor and Council Tax band with Wigan Council.