



# CONFIDENTIAL RENTAL



1 Caroline Street, Wigan, WN3 4EL  
£12,500



CASA SALES AND LETTINGS are delighted to bring to the RENTAL market this spacious commercial building covering 37,000 sq ft including a 10,000 sq ft mezzanine floor with around 50 car parking spaces adjacent to the property.

The property is located in a prime location close to Wigan town centre and on a busy main road attracting plenty of passing trade.

The building is in good condition and suitable for a multitude of businesses.

Early viewings are highly recommended.

- 37,000 square foot spacious unit (including 10,000 square foot mezzanine floor)
- Well maintained premises
- Busy main road location for passing trade
- Close to Wigan Town Centre
- Great opportunity for range of businesses
- Approximately 50 car park spaces