

Unit 4 Lion Business Centre Leopold Street
Pemberton, Wigan, WN5 8EG
Price Guide £550,000

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Unit 4 Lyon Business Centre is situated in the Pemberton district of Wigan which lies 10 miles south-west of Bolton, 12 miles north of Warrington and 16 miles northwest of Manchester.

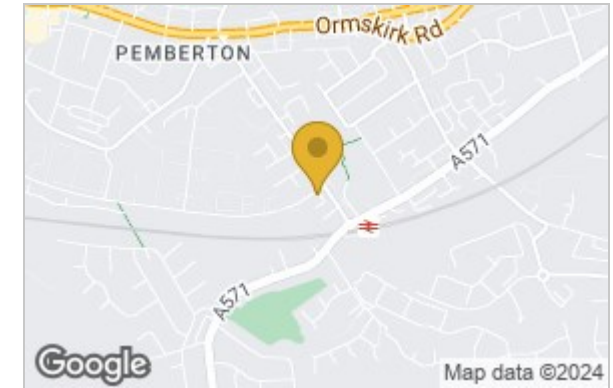
The property comprises a high-bay industrial unit dating from around 1960 formed by the subdivision of a large industrial unit comprising several parallel bays aligned north-south between Leopold Street and Smethurst Lane. with the site comprising approximately 1,200 m² / 0.29 acres. The property has the benefit of a gantry crane serving a 10 tonne traveller and mains services.

The internal accommodation comprises a total GIA 1,012.8 m² / 10,901 sq. ft

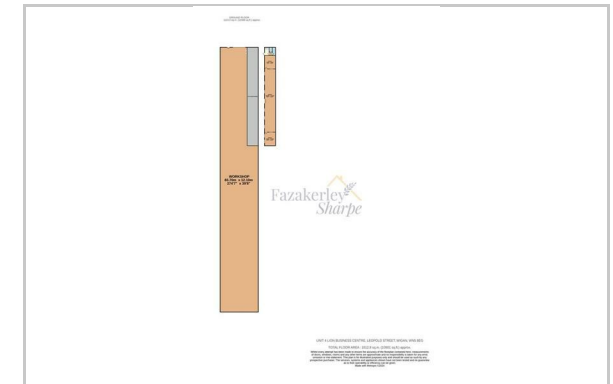
The property is available freehold with vacant possession granted upon completion..



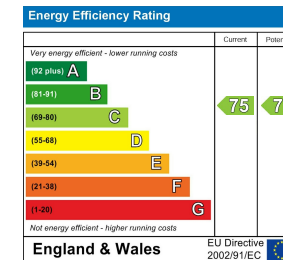
Area Map



Floor Plan



Energy Efficiency Graph



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