



**1-2 Orrell Street, Wigan WN1 3AQ**  
**£1,666 PCM**

**RG**  
**Rutter Green**

**64 Kenyon Road**

**Wigan**

**WN1 2DQ**

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**01942 367915**

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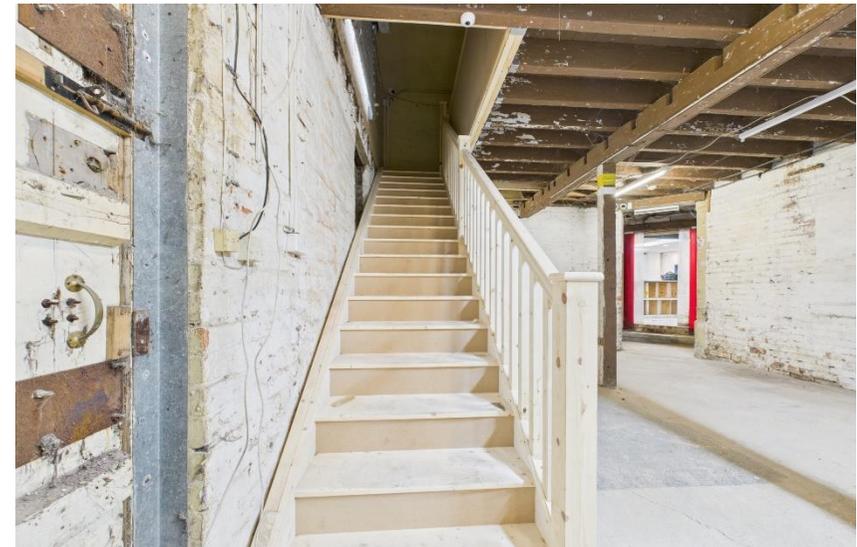
- Commercial Unit To Let
  - Light Industrial
  - Office Space
  - Two Storey Premises
  - Car Park To Front
- 1974 Sq.Ft
  - New Lease To be Assigned
  - Current Rateable Value £6,800
  - Viewings Highly Recommended

### Commercial Unit To Let – Spacious Private Car Park – Available Immediately

A rare opportunity to secure a well-presented and highly versatile light industrial unit extending to approximately 1,960 sq. ft., ideally located within easy walking distance of Wigan Town Centre. This excellent two-storey premises offers a flexible layout and is perfectly suited to a wide range of commercial uses including wholesale, storage, trade counter, distribution, workshop space, or general business premises.

The property is arranged over two floors and provides a practical blend of workspace and storage. To the front, the unit benefits from an open-plan retail / trade area, offering an inviting and functional space for customer-facing operations or product display. To the rear, there is generous storage accommodation, ideal for stock, equipment, or operational use, while the second floor provides office space, making it ideal for businesses requiring both administration and on-site working areas.

A standout feature of this property is the private car park to the front, offering convenient on-site parking for staff and visitors—a valuable benefit for day-to-day operations and customer access.





If you would like to arrange a viewing of this property, please contact our showroom at

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Additional information on this property is available at

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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.

