



**Unit 3, Kilshaw Street, Pemberton, Wigan
WN5 8EA**

Rent of £1,800 PCM



64 Kenyon Road

Wigan

WN1 2DQ

www.ruttergreen.co.uk

hello@ruttergreen.co.uk

01942 367915

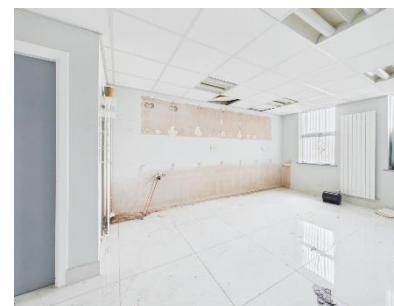
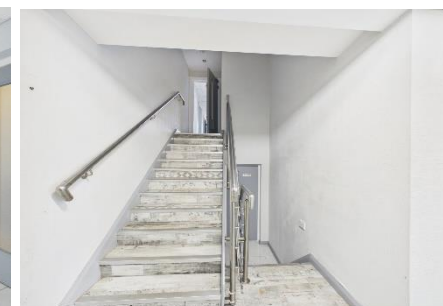
Unit 3, Kilshaw Street, pemberton Wigan WN5 8EA

- Versatile Commercial Premises
- Accommodation Over Two Floors
- Suitable For A Variety Of Business Uses
- Spacious Open-Plan Areas
- Multiple Private Offices / Treatment Rooms
- Meeting And Training Space
- Staff Kitchen Facilities
- Parking Directly To The Front
- Established Lamberhead Green Trading Estate Location
- Excellent Access To The M6 And M58 Motorway Networks

Rutter Green are pleased to offer To Let this substantial and highly versatile commercial property, situated within the well-established Lamberhead Green Trading Estate in Pemberton, Wigan.

Offering flexible accommodation arranged over two floors, the premises would suit a wide variety of businesses and can be adapted to meet the requirements of the incoming occupier. The current layout provides a combination of spacious open-plan areas and individual rooms, making the property particularly suitable for offices, professional services, training or education, beauty and aesthetics, health and wellbeing, consultation/treatment rooms or other commercial uses, subject to any necessary consents.

Externally, the property has a distinctive modern frontage and benefits from the significant advantage of parking immediately in front of the building, providing convenient access for staff, clients and visitors.





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.