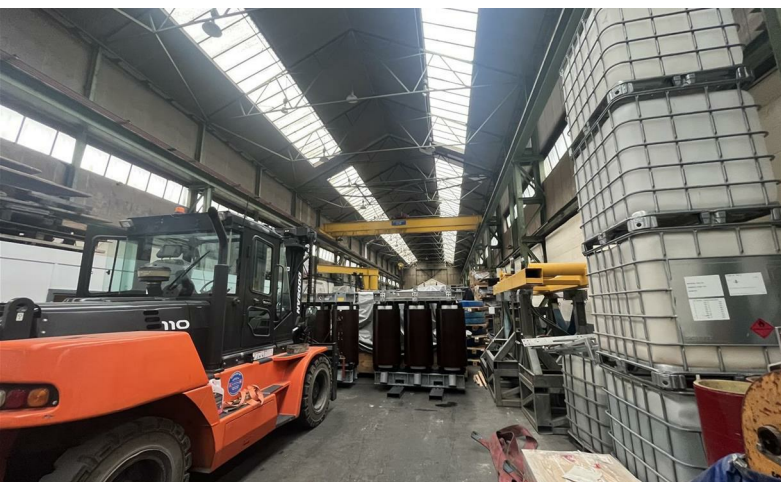




£425,000

Unit 4 Lion Business Centre Leopold Street, Pemberton, Wigan, WN5 8EG

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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..

Test Bay

147m2 / 1,582sqft

Workshop

719m2 / 7,745sqft

Office, kitchen, WC block

134.72m2 / 1,450sqft

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

