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3 Phase Electricity



Integral Office Space



On-Site Car Parking



**UNIT 2, WHEATLEA INDUSTRIAL ESTATE
WHEATLEA ROAD | GOOSE GREEN | WIGAN | WN3 6XP**

TO LET

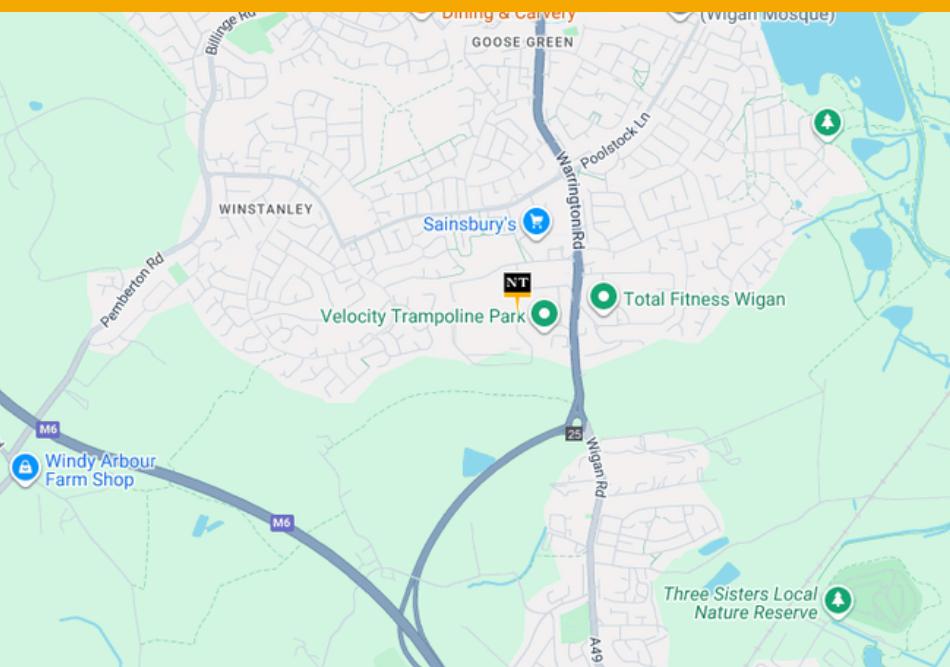
**WAREHOUSE/INDUSTRIAL UNIT
5,683 SQ FT**

LOCATION

Located just south-west of Wigan town centre, Wheatlea Industrial Estate occupies a prime position within one of the area's most established commercial zones. The estate benefits from excellent transport links, sitting less than a mile from Junction 25 of the M6 and providing swift access to the wider North West motorway network, including the M58, M61, and M62 corridors.

Home to a diverse mix of national and regional occupiers, Wheatlea Industrial Estate continues to attract a broad range of businesses seeking a well-connected and proven industrial location.

UNIT 2, WHEATLEA INDUSTRIAL ESTATE



DESCRIPTION

Unit 2 provides 5,683 sq ft of modern industrial and warehouse space within the established Wheatlea Industrial Estate. The property combines a clear-span warehouse with integral office accommodation, supported by a secure service yard, loading access, and on-site parking.

Well-suited for storage, distribution, trade counter or light manufacturing use, it represents an excellent opportunity within a thriving business location.

VIEWING & FURTHER INFO

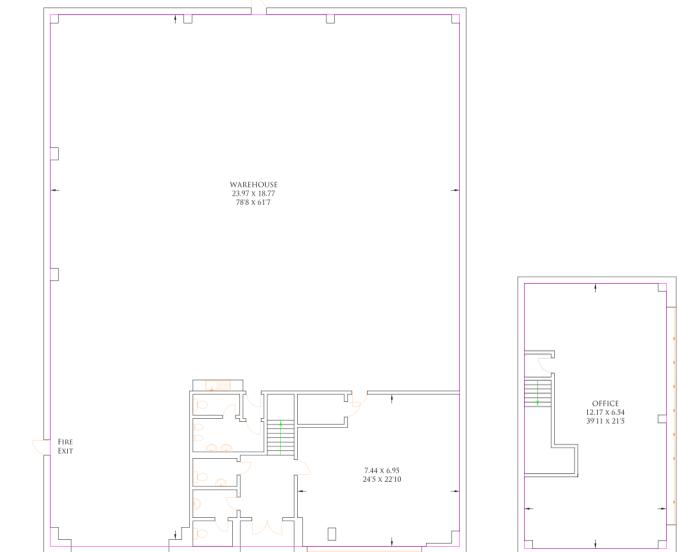
To arrange a viewing, please contact one of the letting agents.

TERMS

There are a range of flexible leasing options available. For further details, please contact us.

EPC

The EPC rating on this unit is A10. EPC certificate is available upon request.



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BUSINESS UNITS TO LET ACROSS THE UK

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