

**Bickershaw Lane  
Wigan  
WN2 5TU**



## **INDUSTRIAL UNIT TO LET**

3,295.00 sqft (306.12 sqm)

### **RENT**

£1,300.00 Monthly

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**TO LET WIGAN**

### **Property Highlights**

- 1595 sqft UNIT (MEZZANINE 435sqft)
- 1700sqft Gated Land
- Most Uses Considered

### **Description**

Industrial unit with mezzanine and gated land available in Bickershaw area of Wigan. With most uses considered this gem wont last long on the market.

- Size: Approx 1160sqft Warehouse with 435sqft Mezzanine and 1700sqft Gated Land
- Rent: £1300 pcm
- Lease: Min 3 Years FR&I
- VAT: Currently Not Elected
- Service Charge and Building Insurance: 10%

### **Location**

510 Bickershaw Lane is situated on a busy main road running through a prominently residential area linking Wigan and Leigh. Ideally located to access the M6 and the northern motorway network

### **Layout**

