



## Wharf Mill, Caroline Street, Wigan, WN3 4HW

Mixed-use trade counter and workshop industrial unit

Tenure	To Let
Rent	Rent on Application
EPC Rating	Upon Enquiry

### Key Points

- > The property is situated close to the edge of Wigan town >

## Description

The property comprises a retail warehouse building of modern construction. In addition, the property provides car parking facilities together with rear servicing off princess street.

## Location

The established commercial centre of Wigan renowned for its former roots in the textile and mining industries, is located within the county of Greater Manchester approximately 19 miles north west of Manchester, 22 miles north east of Liverpool and 12 miles north of Warrington.

Wigan also benefits from excellent communications being situated 3 miles to the east of the M6 (junction 26)/M58 (junction 6) intersection and 5 miles to the south west of the m61 (junction 5).

The property is situated close to the edge of Wigan town centre at its junction of Caroline street and Chapel lane (a49) which forms part of the main arterial route into the town from the west, and links directly to the m6. the property occupies a prominent out of town retailing location with other national multiples.

## Accommodation

3,000 sq ft

2,000 sq ft- Mezz



## Viewing & Further Information



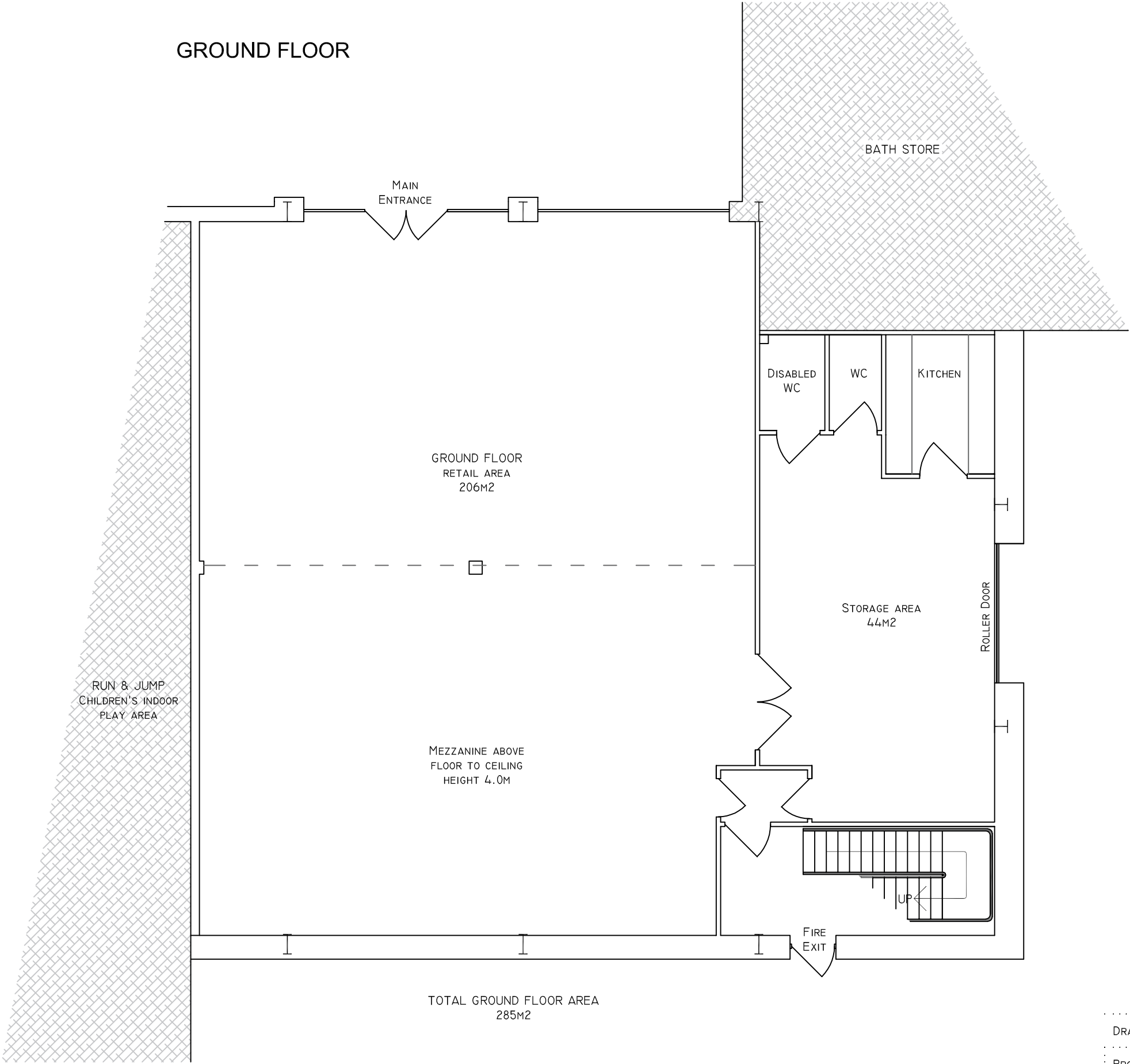
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GROUND FLOOR



DRAWING: GROUND FLOOR PLANS

PROJECT: FLOORS FOR YOU, WIGAN

CLIENT: HYNES ILLINGWORTH

CONTACT: ANDREW HYNES

TEL:

DATE: 14TH MARCH 2018

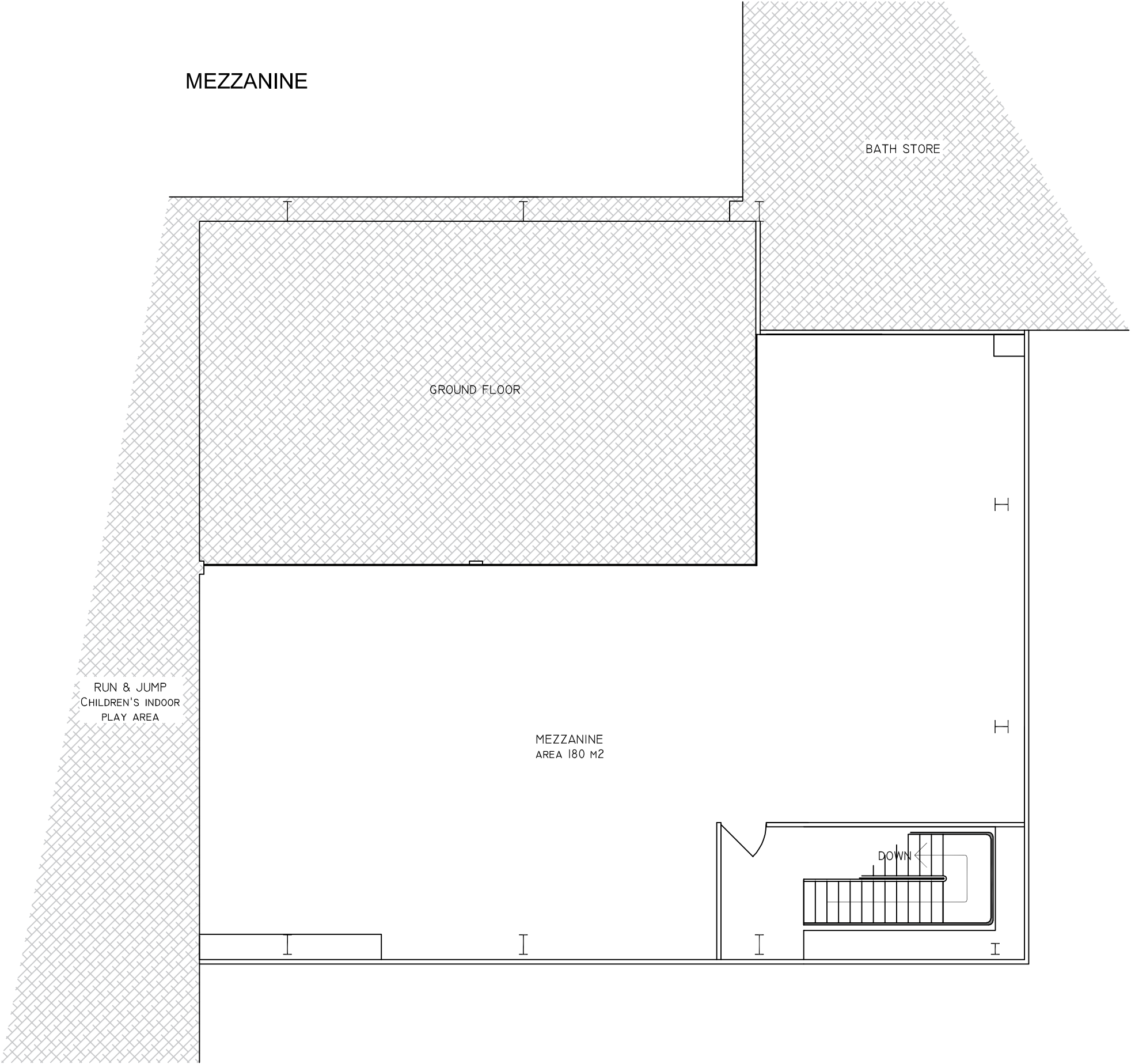
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DWG No: 02

DRAWN: PGO







DRAWING: MEZZANINE PLAN	
PROJECT: FLOORS FOR YOU, WIGAN	
CLIENT: HYNES ILLINGWORTH	
CONTACT: ANDREW HYNES	TEL: 0161 431 0660
DATE: 14TH MARCH 2018	SCALE:1:100 @ A3
DWG No: 03	DRAWN: PGO

