



**Unit 25 Cinnamon Brow, Ince In Makerfield  
WN2 2PR**

**£2,000 pcm**



**64 Kenyon Road**

**Wigan**

**WN1 2DQ**

**[www.ruttergreen.co.uk](http://www.ruttergreen.co.uk)**

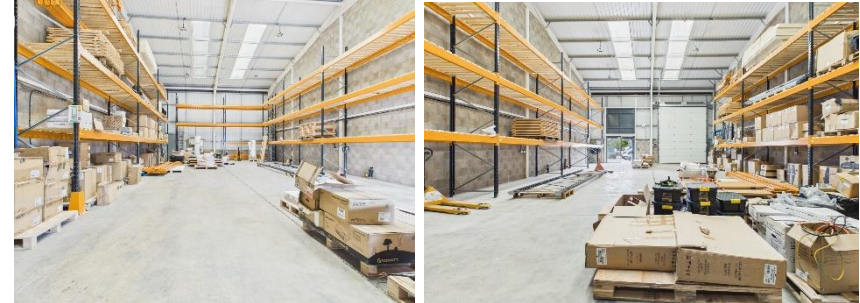
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**01942 367915**

## Unit 25 Cinnamon Brow, Ince -In- Makerfield WN2 2PR

- Modern Industrial Unit To Let
- Secure Loading Access
- 3-Phase Power Supply
- Established Business Park Location
- 6.5m Eaves Height
- Roller Shutter
- Ample Car Parking
- New Lease To Be Assigned
- Close To Wigan Town Centre
- Excellent Links For Commuting

This modern industrial unit is currently available for rent in a well-established business park, which is conveniently situated in close proximity to Wigan Town Centre. The property boasts secure loading access, ensuring that operations can be conducted smoothly and efficiently. Additionally, it is equipped with a roller shutter door that further facilitates ease of movement and logistics. One of the standout features of this unit is its generous eaves height of 6.5 meters, providing ample vertical space for various industrial activities. Furthermore, the unit benefits from a robust 3-phase power supply, making it particularly well-suited for a wide range of industrial uses and accommodating the needs of diverse businesses. On-site, there is an abundance of car parking available. A new lease will be assigned to interested parties, offering flexibility and options for prospective tenants who are looking to establish or expand their business operations in this prime location. This area enjoys excellent commuting links, making it an attractive choice for those seeking accessibility and connectivity as part of their operational requirements.





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.

