



Unit 54 Richmond Hill, Pemberton, Wigan
WN5 8AA
£900 pcm



64 Kenyon Road

Wigan

WN1 2DQ

www.ruttergreen.co.uk

hello@ruttergreen.co.uk

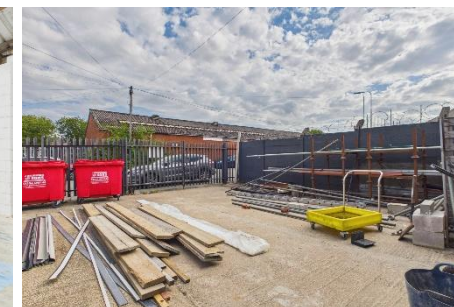
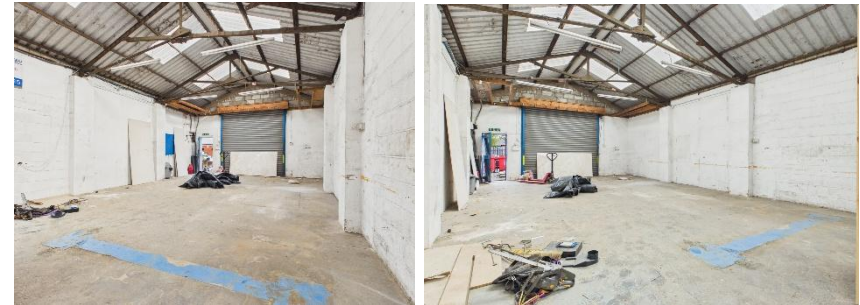
01942 367915

Unit 54 Richmond Hill, Pemberton, Wigan WN5 8AA

- Commercial Unit To Let
- Light Industrial
- 941 SqFt
- Excellent Transport Links To M6 & M58
- Roller Shutter Fitted
- Car Park With Secured Gates
- New Lease To Be Assigned
- Available Immediately

This versatile, single-storey light industrial property offers an excellent mix of warehousing and functional external storage. Situated at the end of Richmond Hill in Pemberton, the property occupies a prime commercial spot designed for logistical efficiency and business growth. It is vacant, available immediately, and perfect for a wide variety of trades.

- **Prime Industrial Location:** Tucked away in a mature and highly sought-after commercial district just off the A577 / Ormskirk Road.
- **Excellent Motorway Connectivity:** Positioned less than one mile (approx. a 5-minute drive) east of Junction 26 of the M6, providing rapid access to the M62 and M58 networks.
- **Secure Gated Yard:** Includes a private external concrete/hardstanding yard space enclosed by sturdy steel gates for secure vehicle parking or loading.
- **Loading Bay Access:** Equipped with high-quality roller shutter doors for effortless vehicle loading and stock dispatch





If you would like to arrange a viewing of this property, please contact our showroom at

64 Kenyon Road

Wigan

WN1 2DQ

01942 367915

hello@ruttergreen.co.uk

Additional information on this property is
available at

www.ruttergreen.co.uk



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.

