







## **North West Angling Centre**

St. Pauls Chapel Chapel Street, Wigan

Mixed Use - Industrial Unit with Office Space To Let. Located in a sought-after town centre location, this commercial property offers a rare opportunity for businesses seeking a contemporary industrial unit with integrated additional office space. Spanning approximately 3,591.51 square feet Council Tax band: G

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Mixed Industrial Unit with Office Space
- Commercial Space to Let
- Modern, Clean, Aesthetic
- Popular Town Centre Location
- Apprx 3591.51 sqft
- On site parking

## **North West Angling Centre**

St. Pauls Chapel Chapel Street, Wigan

Mixed Use - Industrial Unit with Office Space To Let. Located in a sought-after town centre location, this commercial property offers a rare opportunity for businesses seeking a contemporary industrial unit with integrated additional office space. Spanning approximately 3,591.51 square feet Council Tax band: G

EPC Energy Efficiency Rating: C

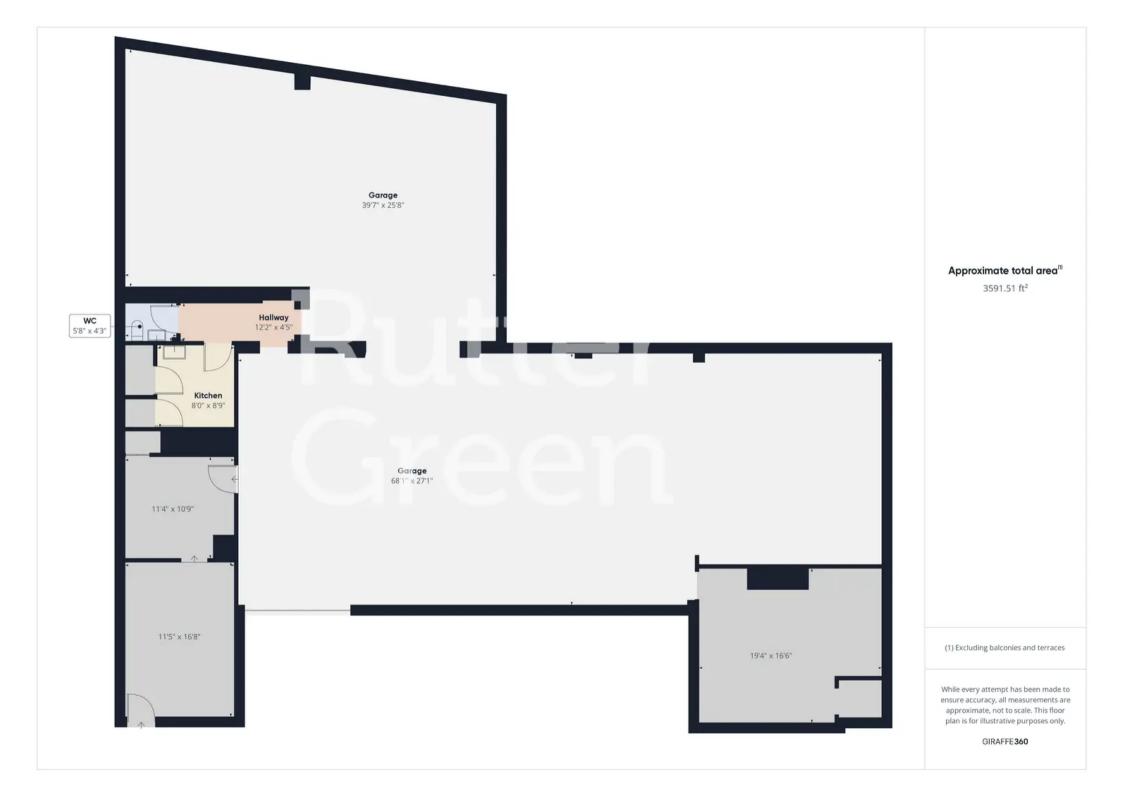
EPC Environmental Impact Rating: C

- Mixed Industrial Unit with Office Space
- Commercial Space to Let
- Modern, Clean, Aesthetic
- Popular Town Centre Location
- Apprx 3591.51 sqft
- On site parking











## **Rutter Green**

Rutter Green Ltd, 104-108 Wallgate - WN3 4AB

01942 367915 • hello@ruttergreen.co.uk • www.ruttergreen.co.uk/