

# Industrial

## For Sale Freehold

### Development Opportunity

1.6 Acre Site (0.65 Hectares approx)



- Planning consent for B1 Offices
- Potential for other uses subject to planning
- Excellent access M61, A580 East Lancs Road
- Well placed for Manchester, Bolton & Wigan conurbations

**Atherleigh Business Park**  
**Off Wigan Road A579**  
**Atherton M46 OBZ,**  
**Greater Manchester**

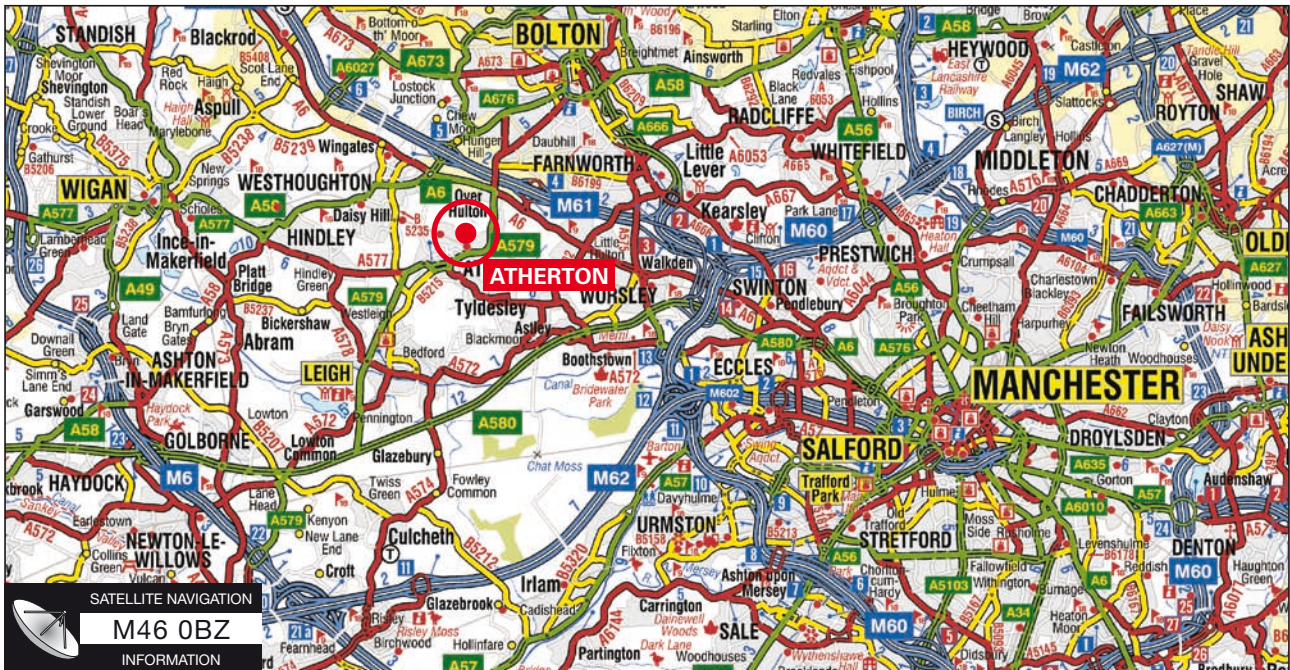
**LITTLER**  
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## Location

The site forms part of the successful Atherleigh Business Park and is linked directly to the main road network with quick and direct access to either Junction 4 of the M61 (to the north), or the A580 East Lancs Road (to the south). This provides dual carriageway access to the M6 and links Manchester and Liverpool.

## Description

A level and cleared site comprising 1.6 Acres (0.65 Hectares) approx.

The site is situated adjacent to a brand new office development 'The Quad' comprising circa 23,000 sq ft of offices and adjacent to the successful 15,000 sq ft Industrial development 'Ash Court'.

## Planning

The site has existing planning consent for B1 offices. There is potential for other uses subject to planning.

## Services

All mains services are available including gas and three phase electricity.

## Terms

For sale freehold.

## Price

On Application.

## Value Added Tax

All prices and rentals quoted are exclusive of, but maybe liable to VAT.

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## Viewing

By arrangements with the sole agents, Littler & Associates at Wigan 01942 252 803 or alternatively our Manchester Office 0161 237 1873.

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