

# gibfield business park

ATHERTON ■ GREATER MANCHESTER ■ M46 0SU



A new office/production/warehouse development from 5,000 to 300,000 sq ft

## ALL ENQUIRIES

# ATHERTON

[www.canmoor.com/atherton](http://www.canmoor.com/atherton)

- M61 J5 - 3 miles
- M6 J23 - 8 miles
- Manchester - 12 miles

# GIBFIELD BUSINESS PARK a new development of high quality office & business units



**DESIGN & BUILD OPTIONS**  
Gibfield Park offers the opportunity for occupiers to have high quality buildings for business, industry or distribution constructed to their own size and specification from 10,000 to 300,000 sq ft.



# ATHERTON

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# Gibfield Business Park

Gibfield Business Park is part of the wider Gibfield Park Regeneration Area, which comprises in total 271 acres (110 ha). Set within a high quality landscaped environment, Gibfield Business Park provides highly accessible accommodation for companies seeking new production/distribution facilities, or offices, within a high quality working and living environment.

## SPECIFICATION

### EXTERNAL

- Secure yards
- High quality landscaping
- On site car parking

### WAREHOUSE

- Eaves height 7.5-10m+
- Surface and dock level loading doors
- Floor loading 30-50+ kN/sq m

### OFFICE

- Suspended ceilings
- LG3 lighting
- Raised floors
- Comfort cooling
- Glazed entrances

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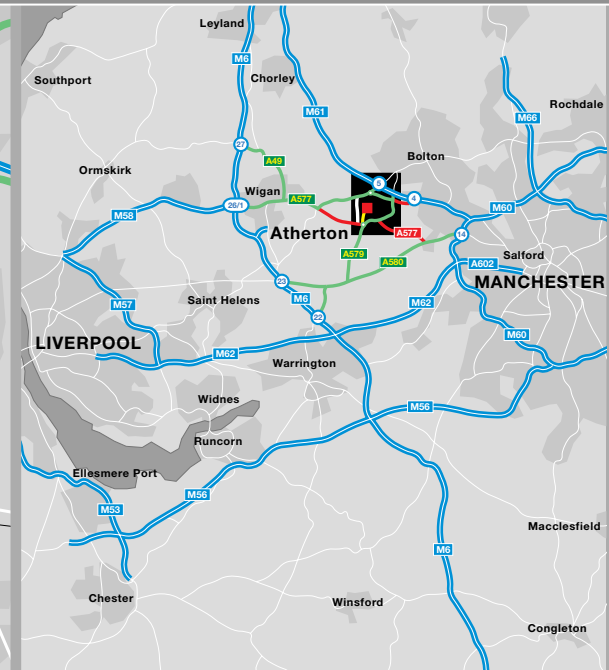
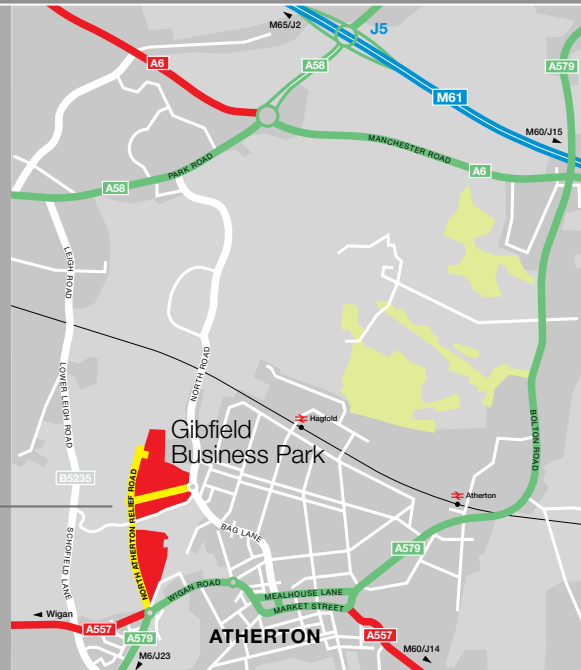


**Improved access** via new link road now completed!

## COMMUNICATIONS

■ M61 Junction 5	3 miles
■ M6 Junction 23	8 miles
■ M60 Junction 14	6 miles
■ Bolton	2 miles
■ Manchester	12 miles
■ Manchester Airport	20 miles
■ Liverpool	24 miles

Sat Nav Ref  
M46 OSU



## LOCATION

By road: The development is linked directly into the local road network with a new road (North Atherton relief road) constructed linking Gibfield Park to Atherleigh Way (A579), which in turn links with the East Lancashire Road

dual carriage way (A580) and Junction 23 of the M6 (8 miles). Access to Junction 5 of the M61 lies some 3 miles to the north east via the A579. Manchester City Centre is approximately 12 miles away.

By Rail: Gibfield Park enjoys direct rail access into Manchester City Centre, Salford and Wigan via either Hag Fold or Daisy Hill stations, with onward connections to the national rail networks.

## VIEWING

Strictly through joint sole agents.

## TERMS

Completed buildings are available either to let or for sale.

**LITTLER  
YOUNG**  
01942 252803  
www.littlerandassociates.co.uk

Dean Young

Fountain Court  
68 Fountain Street  
Manchester  
M2 2FE  
savills.com savills  
0161 236 8644

Stuart Murray  
Alex Palfreyman

# ATHERTON

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