

SAT NAV: WN2 4TN



HINDLEY GREEN BUSINESS PARK

LEIGH ROAD, HINDLEY GREEN, WIGAN, WN2 4TN

TO LET LARGE YARD

CIRCA 4.4 ACRES (1.78 HA)



COVERED WORKSHOP/STORE AVAILABLE SEPERATELY

3,200 SQ FT (297 SQ M)



SECURE HARDSTANDING AVAILABLE FROM CIRCA 0.5 ACRES

COMPETITIVE AND FLEXIBLE RATES

24 HOUR ACCESS

LIGHTING AND POWER AVAILABLE TO EXTERNAL & INTERNAL AREAS

LOCATION

Hindley Green Business Park is located on the A578 Leigh Road south east of Wigan town centre.

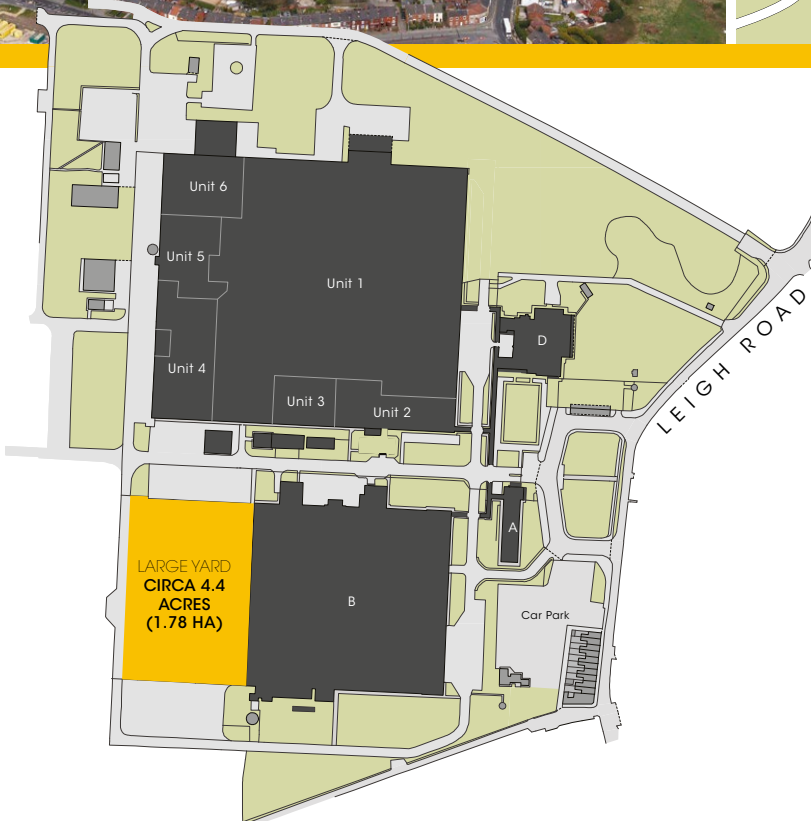
Junction 4 of the M61 motorway lies with 5.5 miles to the north east and Junction 23 of the M6 motorway is 5 miles to the south west. The A580 'East Lancs Road' lies just 3.5 miles to the south and offers easy access to the M6, M60 and the wider motorway network.

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AREA / ACCOMMODATION

The plot has a net site area of circa 4 acres (1.6 ha). The covered store/ workshop extends to 3,200 sq ft.

DESCRIPTION

The property comprises a secure storage yard with the majority of the site being concrete hard standing and benefiting from the following:

- **Secure hardstanding available from circa 0.5 acres**
- **Competitive and flexible rates**
- **24 hour access**
- **Lighting and power available to external & internal areas**

Additionally there is a covered store/workshop, with steel panelled elevations and a two level access loading doors.

VIEWING

Strictly by appointment with the Joint Agents, JLL 0161 828 6440 or Littler and Associates 01942 252803.

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