

# Industrial

## TO LET

### HIGH BAY INDUSTRIAL/DISTRIBUTION UNIT

40,425 sq ft (3,755 sq m)



### UNIT 1 SWAN LANE HINDLEY GREEN, WIGAN

**LITTLER  
& ASSOCIATES**

PROPERTY CONSULTANTS  
& COMMERCIAL AGENTS

**01942 252803**

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## Accommodation

- Substantial power supply
- Mains gas
- Heating and lighting throughout
- Flexible lease terms
- Concrete yard areas
- Suitable for warehouse and manufacturing
- Eaves height is 26ft (8m)
- Fully secure site

## Services

All mains services are provided.

## Planning

The site is zoned in the current unitary development plan as an employment site.

## Terms

Flexible terms subject to status.

## Viewing

Strictly by appointment with the letting agents.

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## Location

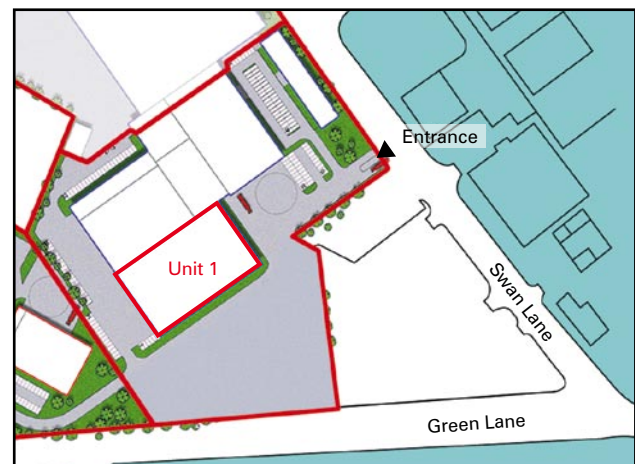
The property is located on the north side of Swan Lane adjacent to the established Greenbank Business Park at Hindley Green, Wigan. The estate is home to occupiers including Rockwell Automation, Tremco and PPG Industries. Access to the motorway network is available to the east via Junction 5 of the M61; and to the south at the M6 via the A580 East Lancs Road, both approximately 6.4km (4 miles) away.

Access from the property to the A577 Wigan Road has recently been improved by a new direct access road into the Greenbank Business Park.

## Description

Unit 1 comprises a High Bay Building of purpose built steel portal frame construction in three bays constructed in approximately 1989. There is a clear internal height of approximately 8m (26 ft) the floor area is 40,425 sq ft or 3,755 sq m.

Unit 1 benefits from concrete hard standing/ loading yards, together with a large car park and offices. The entire business park is fenced and gated.



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