



# HINDLEY GREEN BUSINESS PARK

LEIGH ROAD, HINDLEY GREEN, WIGAN, WN2 4TN

TO LET HIGH QUALITY PHARMACEUTICAL STANDARD WAREHOUSE  
**34,283 SQ FT (3,185 SQ M)**



**HIGH QUALITY PHARMACEUTICAL STANDARD WAREHOUSE**  
**24 HOUR MANNED GUARDED SITE WITH CCTV**  
**LOCATED MIDWAY BETWEEN J4 M61 & J23 M6 MOTORWAYS**  
**2 NO. LEVEL ACCESS ROLLER SHUTTER DOORS**

## LOCATION

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

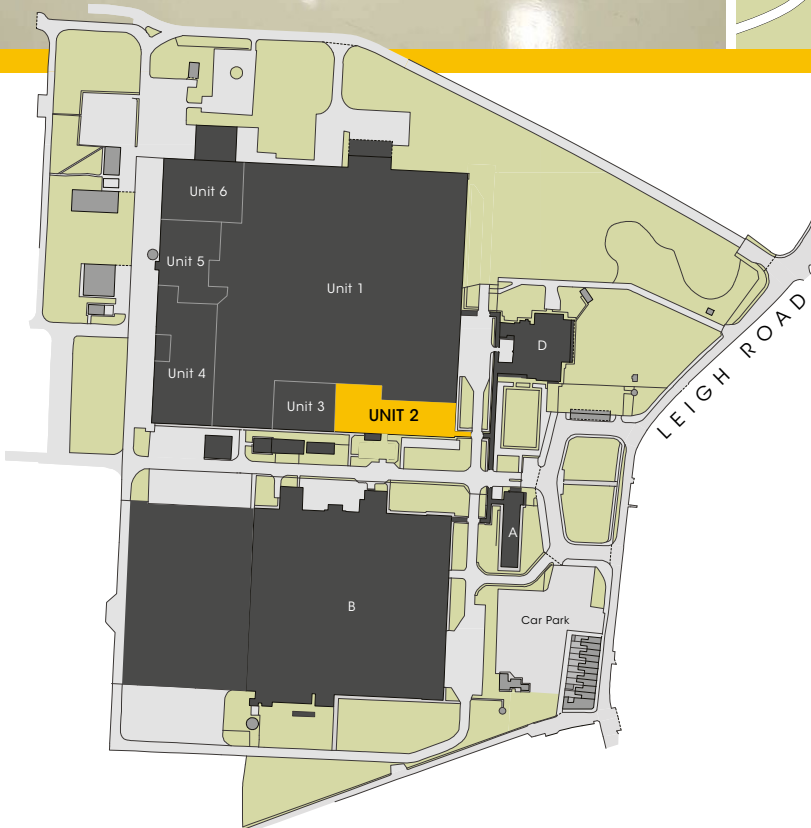
Junction 4 of the M61 motorway lies with 5.5 miles to the north east and Junction 23 of the M6 motorway is 5 miles to the south west. The A580 'East Lancs Road' lies just 3.5 miles to the south and offers easy access to the M6, M60 and the wider motorway network.

SAT NAV: WN2 4TN



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## SPECIFICATION

Unit 2, Hindley Green comprises a comprehensively refurbished that benefits from the following specification:

- High quality pharmaceutical standard warehouse
- Climate controlled
- 2 no. level access roller shutter doors
- Fully racked
- Boardroom, office and welfare facilities
- Secure private yard
- 24 hour manned guarded site with CCTV
- Flexible terms
- Located midway between J4 M61 & J23 M6 motorways
- Good power supply

## TERMS

Units are available To Let by way of new flexible full repairing and insuring leases for a term of years to be agreed.

## RENT

Rental upon application and insuring leases for a term of years to be agreed.

## VIEWING

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

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