

# HINDLEY GREEN BUSINESS PARK

LEIGH ROAD, HINDLEY GREEN, WIGAN, WN2 4TN

TO LET REFURBISHED WAREHOUSE / MANUFACTURING UNITS

•UNIT 4 •UNIT 5 •UNIT 6
45,799 Sq Ft 32,315 Sq Ft 29,723 Sq Ft

 $107,837\ S_q\ F_t$  Available as a whole or in individual units





LOCATION SAT NAV: WN2 4TN

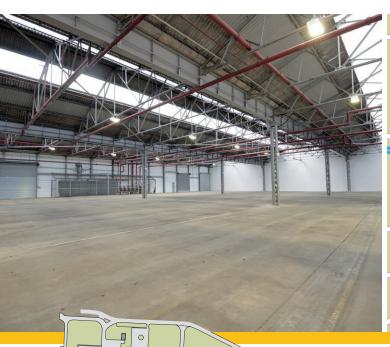
Hindley Green Business Park is located on the A578 Leigh Road south east of Wigan town centre.

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.

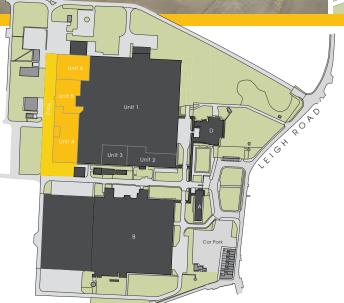


## **HINDLEY GREEN BUSINESS PARK**

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	SQ M	SQ FT	
Unit 4	4,255	45,799	Incl 2 storey offices @ 4,492
Unit 5	3,002	32,315	
Unit 6	2,761	29,723	
Total	10,018	107,837	

### **SPECIFICATION**

Units 4,5 & 6 Hindley Green comprise comprehensively refurbished units that benefit from the following specification:

- Refurbished
- Former manufacturing premises which has been subdivided.
- Brick elevations with steel truss roof construction
- Concrete floor
- 5.5 metre eaves height
- Mixture of sodium and fluorescent tube strip lighting
- Roller shutter door access
- Sprinklered throughout
- Two storey offices within Unit 4
- 25 metre yard
- Guarded site with CCTV

#### **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.

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. JANUARY 2016. RB&Co 0161 833 0555. www.richardbarber.co.uk

**ACCOMMODATION** 





www.hindleygreenbusinesspark.co.uk