



HINDLEY GREEN BUSINESS PARK

LEIGH ROAD, HINDLEY GREEN, WIGAN, WN2 4TN

TO LET REFURBISHED WAREHOUSE / MANUFACTURING UNITS

- UNIT 4
45,799 Sq Ft
 - UNIT 5
32,315 Sq Ft
 - UNIT 6
29,723 Sq Ft
- 107,837 Sq Ft Available as a whole or in individual units



FLEXIBLE TERMS
24 HOUR MANNED GUARDED SITE WITH CCTV
LOCATED MIDWAY BETWEEN J4 M61 & J23 M6 MOTORWAYS
GOOD POWER SUPPLY
5.5 M EAVES HEIGHT

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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ACCOMMODATION

| | 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 | |

VIEWING

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

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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.

**LITTLER
& ASSOCIATES**

01942 252803

www.littlerandassociates.co.uk

JLL

0161 828 6440

jll.co.uk/property

www.hindleygreenbusinesspark.co.uk