

# HG

## Hindley Green

BUSINESS PARK

To Let  
Refurbished Warehouse/Manufacturing Units  
45,000 - 100,000 Sq Ft



- Flexible terms
- Located midway between J4 M61 & J23 M6 motorways
- Good power supply
- 5.5m eaves height

LEIGH ROAD, HINDLEY GREEN  
WIGAN WN2 4TN

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## Hindley Green

BUSINESS PARK



## 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.

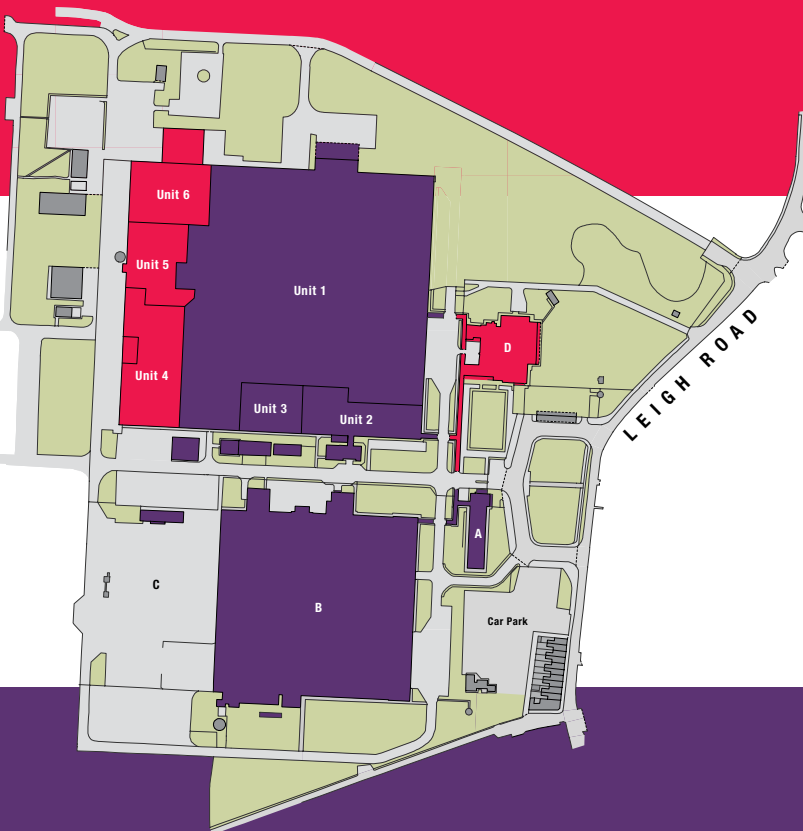
## Availability

Units 4 - 6 can provide accommodation ranging from 45,000 Sq ft - 100,000 Sq ft subject to occupiers requirements. Please call for further details.

## Description

The facility provides 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
- 24 hour manned guarding with CCTV
- Substantial power supply, suitable for manufacturing



## Terms

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

## Viewings

Strictly by appointment with the Joint Agents,  
CBRE 0161 455 7666 or Littler and Associates 01942 252803.

[www.hindleygreenbusinesspark.co.uk](http://www.hindleygreenbusinesspark.co.uk)

**CBRE**  
INVESTORS  
CB RICHARD ELLIS INVESTORS

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