

TO LET

Lamb & Swift
Commercial Property

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BRAND NEW BUILD INDUSTRIAL UNITS
FROM 395.0 SQ M (4,250 SQ FT)
TO 743.5 SQ M (8,000 SQ FT)



UNITS 1 – 5
HINDLEY GREEN BUSINESS PARK
LEIGH ROAD
WIGAN
WN2 4SZ

From
£53,000
Per annum

- **First phase of a new industrial / warehouse development**
- **Due for completion June 2026**
- **Prominently located off Leigh Road**
- **Wider development to include further warehouses alongside 2 Drive-Thru units**
- **4,250 sq ft to 8,000 sq ft**
- **Rental from £53,000 per annum**



LOCATION

The subject development is prominently located at the front of Hindley Green Business Park, just off the A578 Leigh Road.

The business park is located just to the south of Hindley Green, less than a mile from the A577 Atherton Road / Corner Lane, which in turn connects to the A58 2.5 miles to the west, and Atherleigh Way 2 miles to the east providing good connectivity to the transport network.

DESCRIPTION

These brand-new build industrial / warehousing units are due to be completed in June 2026, with two units already pre-let and three remaining.

The units are set within Phase 1 of a new development prominently positioned at the front of Hindley Green Business Park, with the later phases set to incorporate a further 12 industrial units, and 2 Drive-Thru units.

Internally, these units will provide open plan warehousing space with some office accommodation. Units 1 and 2 will have an internal working height of 9m, whilst Units 3, 4 & 5 will provide a working height of 7m.

ACCOMMODATION & RENTAL

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT	RENT (PA)
Unit 1 (PRE-LET AGREED)	743.5	8,000	£84,000
Unit 2	743.5	8,000	£84,000
Unit 3	395.0	4,250	£53,000
Unit 4	395.0	4,250	£53,000
Unit 5 (PRE-LET AGREED)	395.0	4,250	£53,000

LEASE TERMS & RENTAL

The units will be available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed (minimum 5 years).

SERVICES & SERVICE CHARGE

The mains services connected to the property include water, electricity supply and mains drainage.

There will be a Service Charge payable relating to the communal maintenance and upkeep of the site.

VAT

VAT is applicable and will be charged at the prevailing rate.

BUSINESS RATES

The units will be allocated Business Rates on completion of any Lease.

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

EPCs will be commissioned on completion of the development.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

Telephone: 01204 522275

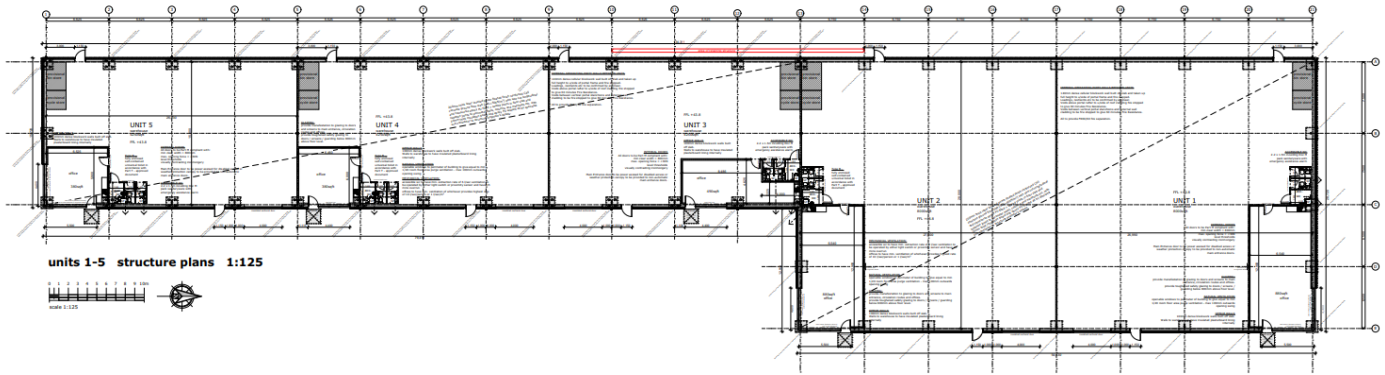
Contact: Josh Morgan

Email: jmorgan@lambandswift.com

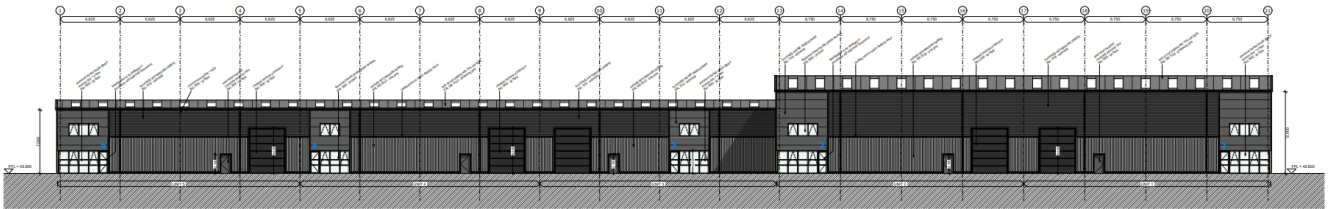
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Bolton
BL1 4QZ



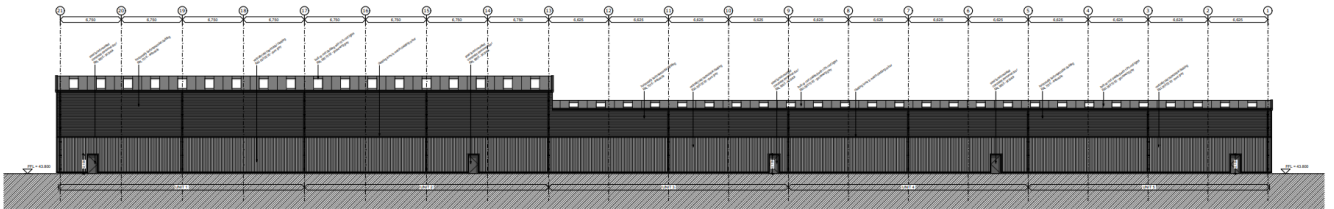
PDF OF PLANS IS AVAILABLE UPON REQUEST



units 1-5 structure plans 1:125



units 1-5
east elevation 1:125



units 1-5
west elevation 1:125

