

TO LET

Lamb & Swift
Commercial Property

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BRAND NEW 2ND PHASE BUILD INDUSTRIAL UNITS
FROM 329.8 SQ M (3,550 SQ FT)
TO 450.5 SQ M (4,850 SQ FT)



UNITS A1 – A5
HINDLEY GREEN BUSINESS PARK
LEIGH ROAD
WIGAN
WN2 4SZ

From
£45,000
Per annum

- Second phase of a new industrial / warehouse development
- Due for completion April 2026
- High quality, modern specification units
- 3,550 sq ft to 4,850 sq ft
- Prominently located at the front of the estate
- Rental from £45,000 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 May 2026, with Phase 1 of the development already completed and let. The units will be of a modern, high-quality construction, with eaves heights of 7 meters once completed.

The units are set within Phase 2 of the development, which is prominently positioned at the front of Hindley Green Business Park, close to Leigh Road. The units will have parking immediately to the frontage, with communal forecourt for loading. Internally, the units will provide open storage, with an office, kitchen and WC.

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 A1	431.9	4,650	£58,000
Unit A2	450.5	4,850	£60,000
Unit A3	329.8	3,550	£45,000
Unit A4	329.8	3,550	£45,000
Unit A5	329.8	3,550	£45,000

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.

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.

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Below images are indicative images of the proposed site and may be subject to amendments

