

BRIDGEWATER BUSINESS PARK

UNIT 2 · WEST BRIDGEWATER STREET
GREATER MANCHESTER
LEIGH · WN7 4HB

— HIGH QUALITY
REFURBISHED
MANUFACTURING
FACILITY

FOR SALE

97,728 SQ FT
ON A C.4 ACRE SITE

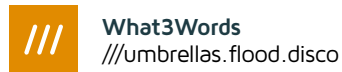


_LOCATION

Leigh is an industrial town situated in Greater Manchester approximately 5 miles south east of Wigan, 5 miles south west of Bolton and 11 miles to the west of Manchester.

The town benefits from good communications being adjacent to the A580 East Lancashire Road providing easy access to the M6 and M62.

Leigh Commerce Park is situated in sight of the A580 East Lancashire Road which is one of principal arteries of the region, linking with Liverpool and Manchester. This major trunk road also offers direct dual carriageway access to the M6 at Junction 23 (Haydock). The M60 motorway can be accessed via Junction 14, approximately 4 miles to the south.



LEIGH HOLIDAY INN



LEIGH SPORTS VILLAGE



TESCO EXTRA



LOCAL OCCUPIERS INCLUDE:



The property forms part of the larger Bridgewater Business Park located adjacent to the Leeds and Liverpool canal and is located off the A572 St Helens Road, the main arterial route to the south of Leigh town centre.

The surrounding area is of mixed-use with the adjoining plot undergoing with a new residential development on the adjoining plot.

To the northern side of the canal is a new retail and leisure complex comprising a Tesco Extra, Anytime Fitness and a Nando's restaurant.

1 mile to the east of the site is the popular Leigh Commerce and Business Park which is home to multinational occupiers including XPO Logistics, Cavendish Pharmaceuticals, Laltex, Simply Bearings and Sedco, Dulux and Screwfix.

Leigh Sports Village is just 1km to the west of the site and includes a Morrisons, the local College and a Holiday Inn Express.





**UNIT 2
BRIDGEWATER
BUSINESS PARK.**

**97,728 SQ FT
ON A C.4 ACRE SITE**

B5215
King Street

A572
Spinning Jenny Way

A572
St Helens Road

TO A580/M6/M62

Spinning Gate
Shopping Centre

BJ's Bingo

Leeds & Liverpool Canal

Amokabel

Ravago Manufacturing UK

Rugby Road

Bonnywell Road

Princess Street

Leigh Police Station

Lidl

Henry Street

Sports Direct

The Loom Retail Park

Tesco Extra

Anytime Fitness

Nandos

A572
Chapel Street

TO M61 J5

Henry Street

UNIT 2 BRIDGEWATER BUSINESS PARK.
LEIGH_GREATER MANCHESTER_WN7 4HB

_DESCRIPTION

A large quadruple bay portal framed warehouse, the unit has recently been comprehensively refurbished to a very high standard and includes:



Grade A two storey internal office building



Office VRF air conditioning system



9.3 metre eaves height



7 new roller shutter doors



Heating via a combination of gas fired blown air space heaters and radiant heating tubes



The roof has been overlaid with plastisol coated profiled metal cladding panels



20% of the roof is made up of GRP rooflights



Full secure site with fencing and automated barrier entry system



900 KVA power supply



5 tonne gantry cranes



6,326 sq ft mezzanine



Goods lift



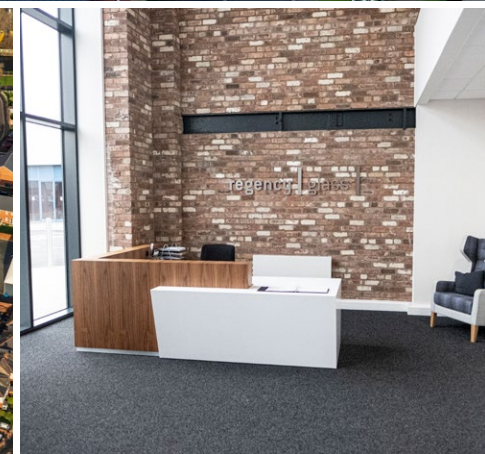
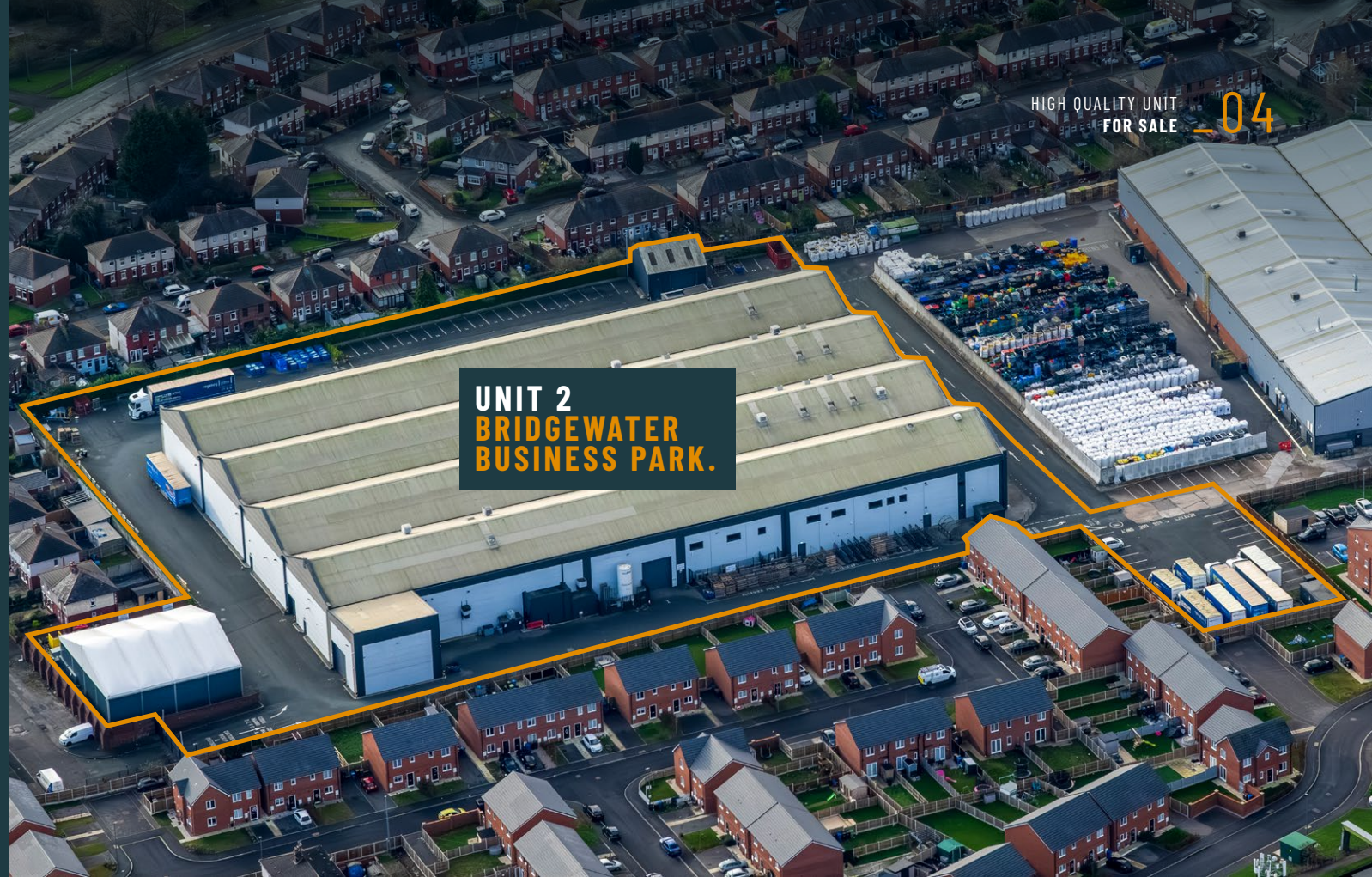
Fully tarmacked yard and car park areas



72 parking spaces



Lighting via high bay LED light fittings



UNIT 2 BRIDGEWATER BUSINESS PARK.
LEIGH GREATER MANCHESTER WN7 4HB

HIGH QUALITY UNIT
FOR SALE 05

Est.
1983

regency | glass |

THE WAREHOUSE HAS RECENTLY
BEEN COMPREHENSIVELY REFURBISHED
TO A VERY HIGH STANDARD

Ravago Manufacturing UK

UNIT 2
BRIDGEWATER
BUSINESS PARK.

_A LARGE QUADRUPLE BAY
PORTAL FRAMED WAREHOUSE
WITH INTERNAL TWO STOREY
OFFICE BLOCK

_C. 6,326 SQ FT
(587.70 SQ M) MEZZANINE
ACCESSED VIA GOODS LIFT



The property has been measured by Plowman & Craven in accordance with the RICS Code of Measuring Practice.

Floor	sq.ft	sq.m
Warehouse	81,727	7,592.69
Offices	16,001	1,486.54
Total	97,728	9,079.23
Mezzanine	6,326	587.70

_SITE

The property extends to approximately **4 acres (1.62 Ha)**.

_TENURE

Freehold.



FURTHER INFORMATION

EPC

The property has an EPC rating of A.

ANTI-MONEY LAUNDERING

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

VAT

Vat will be payable where applicable at the prevailing rate.

UNIT 2
BRIDGEWATER
BUSINESS PARK.

Ravago
Manufacturing UK

CONTACT

For further information or to arrange a viewing, contact:



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