

With a full design team in place, achieve occupation of your premises within 9 months of agreeing terms.

Six61 Bolton will be designed to provide a high quality working environment incorporating environmentally sympathetic design and construction processes. The best practice in design and construction will enable units at Six61 to achieve the highest BREEAM rating.

Specification

- ◆ 25 acre site (10 hectares)
- ◆ Units available from 20,000 - 530,000 sqft
- ◆ Suitable for uses B1, B2 and B8
- ◆ Self-contained secure sites available
- ◆ Proven developer/ fund track record
- ◆ Established industrial location close to Middlebrook Retail Park and leisure facilities

1 MILE SOUTH  
J6 M61

Six61 Bolton is located within the established Wingates Industrial Estate, one mile south of junction 6 of the M61.

The M61 provides direct access to the regional motorway network via connections with the M65, M6 and M62 motorways. Neighbouring occupiers include Dabs.com, Stateside Foods, APPH, Oakwood Distribution and Hermes.



Terms

Build-to-suit opportunities are available on either a freehold or leasehold basis. Contact the agents for further details.

Viewings

All enquiries through the agents.

Belvedere  
12 Booth Street  
Manchester  
M2 4AW  
[savills.co.uk](http://savills.co.uk)  
0161 236 8644



GRAFTONGATE



**Misrepresentation Act:** The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of the agents has any authority to make or give representation or warranty in relation to this property. October 2015. Bella Design & Marketing [www.belladesign.co.uk](http://www.belladesign.co.uk)



SIX61 BOLTON  
WINGATES

DESIGN  
& BUILD  
OPPORTUNITIES

10 / 25  
HA / ACRES

UNITS  
TO LET & FOR SALE  
20,000 SQFT - 530,000 SQFT  
(1,858 SQM - 49,239 SQM)

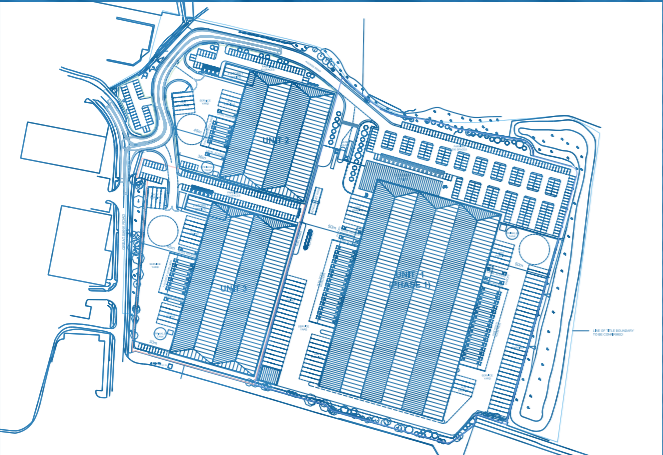
[www.six61bolton.com](http://www.six61bolton.com)

Six61 Bolton comprises a 25 acre development opportunity with the ability to provide build-to-suit industrial premises from 20,000 to 530,000 sqft (1,858 to 49,237 sqm).

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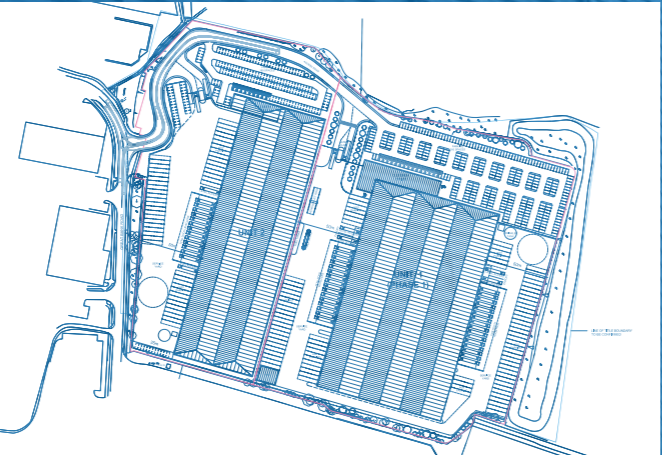
Indicative Layouts Bespoke layouts available on request

Option A



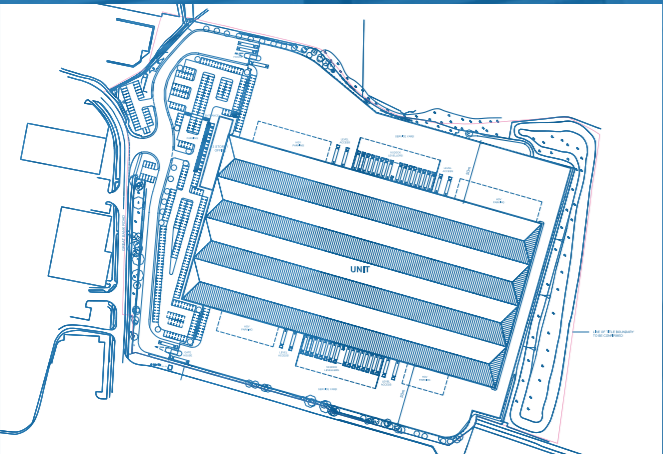
Unit 1	232,165 sqft	21,568 sqm
Unit 2	6,390 sqft	7,097 sqm
Unit 3	105,880 sqft	9,836 sqm

Option B



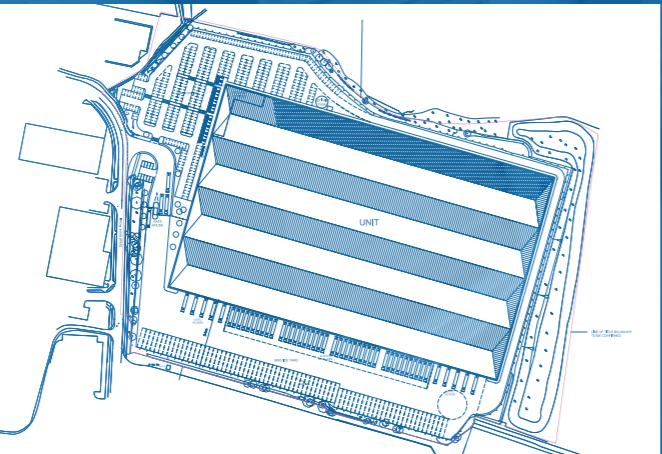
Unit 1	232,165 sqft	21,568 sqm
Unit 2	163,405 sqft	15,180 sqm

Option C



Unit 1	424,650 sqft	39,450 sqm
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Option D



Unit 1	536,710 sqft	49,860 sqm
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Drive Times

LOCATION	MILES	TIME
Middlebrook Retail Park	0.5	3 min
Manchester City Centre	18	25 min
Manchester Airport	25	35 min
Liverpool	29	40 min
Leeds	53	1 h
Birmingham	92	1 h 40 min
Hull	106	1 h 45 min
Bristol	173	3 h
Edinburgh	202	3 h 30 min
London	204	3 h 40 min
Dover	288	4 h 45 min