



## To Let

### Greenfold Way, Leigh Commerce Park, Leigh

- 1 Acre (0.4 Hectares) approx.
- Site prepared for development
- Fenced / gated secure site
- Leasehold

0161 883 0023

One Marsden Street, Manchester, M2 1HW  
email: [rob.tilley@knightfrank.com](mailto:rob.tilley@knightfrank.com)

### Location

The site is located on Greenfold Way on the established Leigh Commerce Park. Access is obtained off Warrington Road (A574) which provides direct access to the East Lancashire Road (A580) a major arterial route between Manchester and Liverpool.

Junction 23 of the M6 is approximately 3.5 miles to the west of the site.

### Description

The site comprises the last available plot on a scheme which has recently been prepared for development by the owners who have levelled and lime stabilised the site incorporating the provision of a new access road and new fence / gates.

### Main Services

We are advised that all mains services are available to Greenfold Way with ducts incorporated in the internal estate road to the bell mouth of the plot. All connections will be the responsibility of the purchaser from Greenfold Way into the site.

### Planning

The whole site has outline planning permission for B1, B2 and B8 uses with individual plots sold to APL and NSL having obtained specific planning permission for their uses.

Individual purchasers must make their own specific enquiries of the Local Planning Authority, Wigan Council.

### Tenure

The whole site has outline planning permission for B1, B2 and B8 uses. The estate road is unadopted and a nominal service charge will be applied,

based on the acreage of the site as a proportion of the whole.

### VAT

VAT will be charged where applicable at the prevailing rate.

### Rent

On application.

### Further Information

To discuss matters further, please contact the joint agents Knight Frank and Avison Young.

Rob Tilley  
[Rob.tilley@knightfrank.com](mailto:Rob.tilley@knightfrank.com)  
0161 833 7719

Simon Hampson  
[Simon.hampson@avisonyoung.com](mailto:Simon.hampson@avisonyoung.com)  
0161 228 1001

### Subject to Contract

March 2019

Photographs August 2018

## Important Notice

- 1. Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
- 2. Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- 3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- 4. VAT:** The VAT position relating to the property may change without notice.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934.