



ASTLEY

BUSINESS PARK
EAST LANCS ROAD A580



www.peel.co.uk

 **PEEL** LAND & PROPERTY



A new landscaped business park development offering bespoke office and industrial/warehouse buildings to occupiers with precise requirements.



THE DEVELOPMENT

Astley Business Park will provide a high quality landscaped environment with full services in place and on-site pub/restaurant catering for family/business users. The site offers an excellent opportunity for offices, manufacturing or warehouse accommodation. A dedicated design team is in place to provide detailed proposals and layouts on application at no obligation.

On agreement of layout and specification, the development can be fast tracked to provide a high quality solution to owner / occupiers' precise needs within a tight timeframe.

THE OPPORTUNITY

Astley Business Park is in an excellent location, close to the A580 East Lancs Road, one of the major arterial routes servicing Greater Manchester and Wigan. It is strategically located with excellent access to the M61, M62, M6 and M602 to Manchester City Centre.

Substantial companies have based themselves in the area including Balfour Beatty, Hewden Hire, Simply Fresh Foods, Norbert Dentressangle amongst others.

Astley Business Park has the benefit of planning consent for 340,000 sq ft of office and industrial /distribution development.

TERMS

Bespoke development on freehold or leasehold terms.

THE DEVELOPER

Peel Land & Property comprises a UK property investment and land portfolio of 836,000 sq m (9 million sq.ft) of investment property and over 11,000 hectares (25,000 acres) of land, as well as overseas investments in Bermuda, the Bahamas and Spain. With a track record for quality and regeneration, high profile developments encompass The Trafford Centre, MediaCityUK, Gloucester Quays and the visionary Liverpool and Wirral Waters £10 billion regeneration schemes.

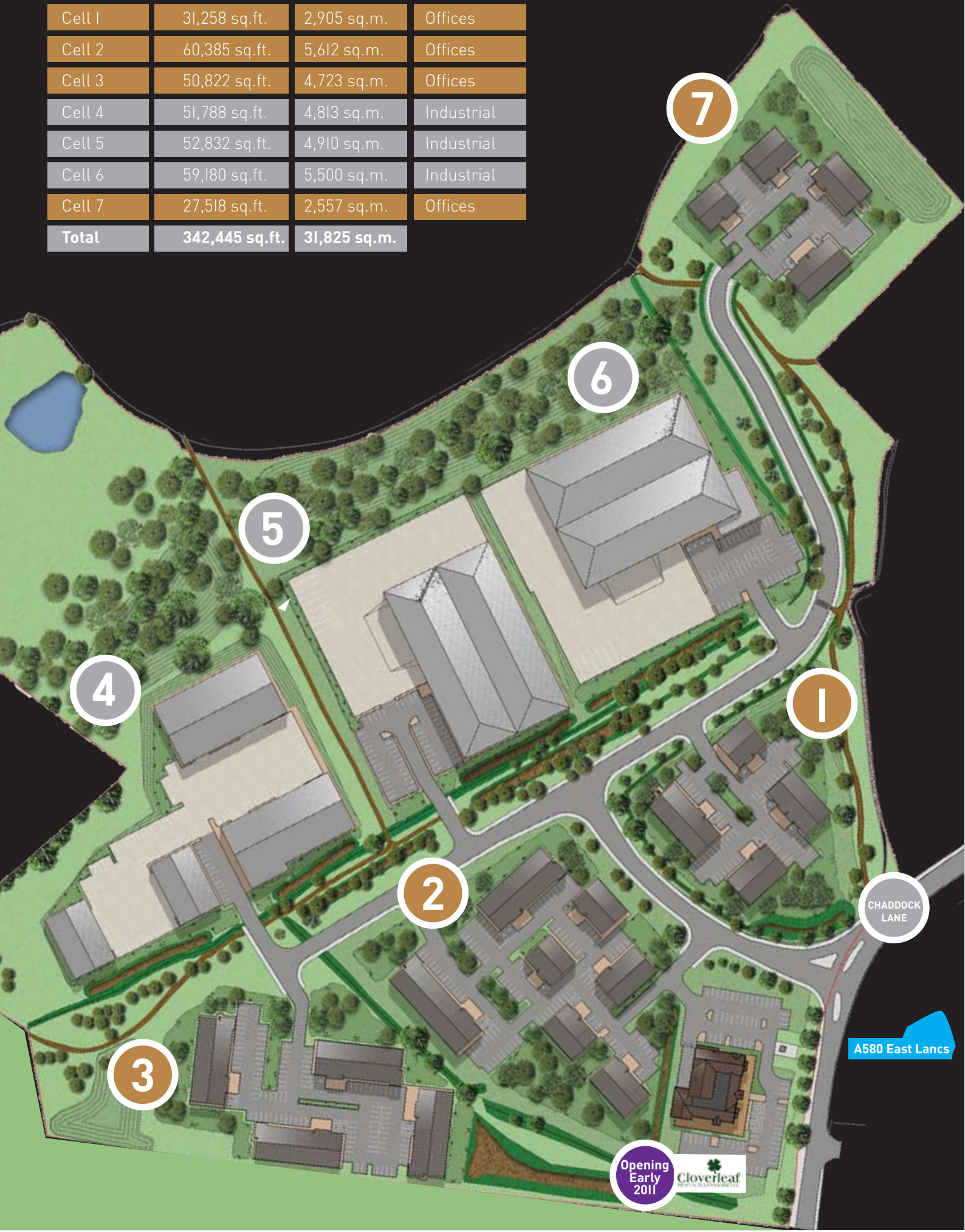
Peel Land & Property is a division of The Peel Group which is a leading infrastructure, transport and real estate investment company in the UK with assets owned and under management approaching £6 billion.

www.astleybusinesspark.co.uk



MASTERPLAN

Cell 1	31,258 sq.ft.	2,905 sq.m.	Offices
Cell 2	60,385 sq.ft.	5,612 sq.m.	Offices
Cell 3	50,822 sq.ft.	4,723 sq.m.	Offices
Cell 4	51,788 sq.ft.	4,813 sq.m.	Industrial
Cell 5	52,832 sq.ft.	4,910 sq.m.	Industrial
Cell 6	59,180 sq.ft.	5,500 sq.m.	Industrial
Cell 7	27,518 sq.ft.	2,557 sq.m.	Offices
Total	342,445 sq.ft.	31,825 sq.m.	



A580 East Lincs

Opening Early 2011
Cloverleaf

CHADDOCK LANE

AGGREGATE
INDUSTRIES

SKYLIFT
HIRE SALES TRAINING

EQUIPE

SPAIN

APPLEWOOD FARM

Gabbotts farm
butchers you can trust

LASERFLEX

SIMPLY FRESH FOODS

DHL

M6

LIVERPOOL

Balfour Beatty
Utility Solutions

A580

INDUSTRIAL

Buildings from c 25,000 sq ft (2,322 sq m) to 120,000 sq ft (11,150sq m) can be provided with the following specification:

- Height to 15 m
- Dock level or drive in doors
- Ample loading and parking
- Occupier fit out to suit



OFFICE

Attractive setting for buildings from 10,000 sq ft (930 sq m) completed to a high quality finish. On site car parking in a fully landscaped environment.



LEISURE

Applewood Farm has opened at the front of the site. It is a pub/restaurant which is aimed at the business community with early opening hours to suit early meeting schedules.



LOCAL AMENITIES

In addition to Applewood Farm Public House on the site there is a Total Petrol filling station within 100 metres with convenience shop and Boothstown village centre is just over a mile away. The Championship Golf Course (pictured) at Marriot Worsley Park Hotel is just over 2 miles away which also includes conferencing facilities.





ASTLEY

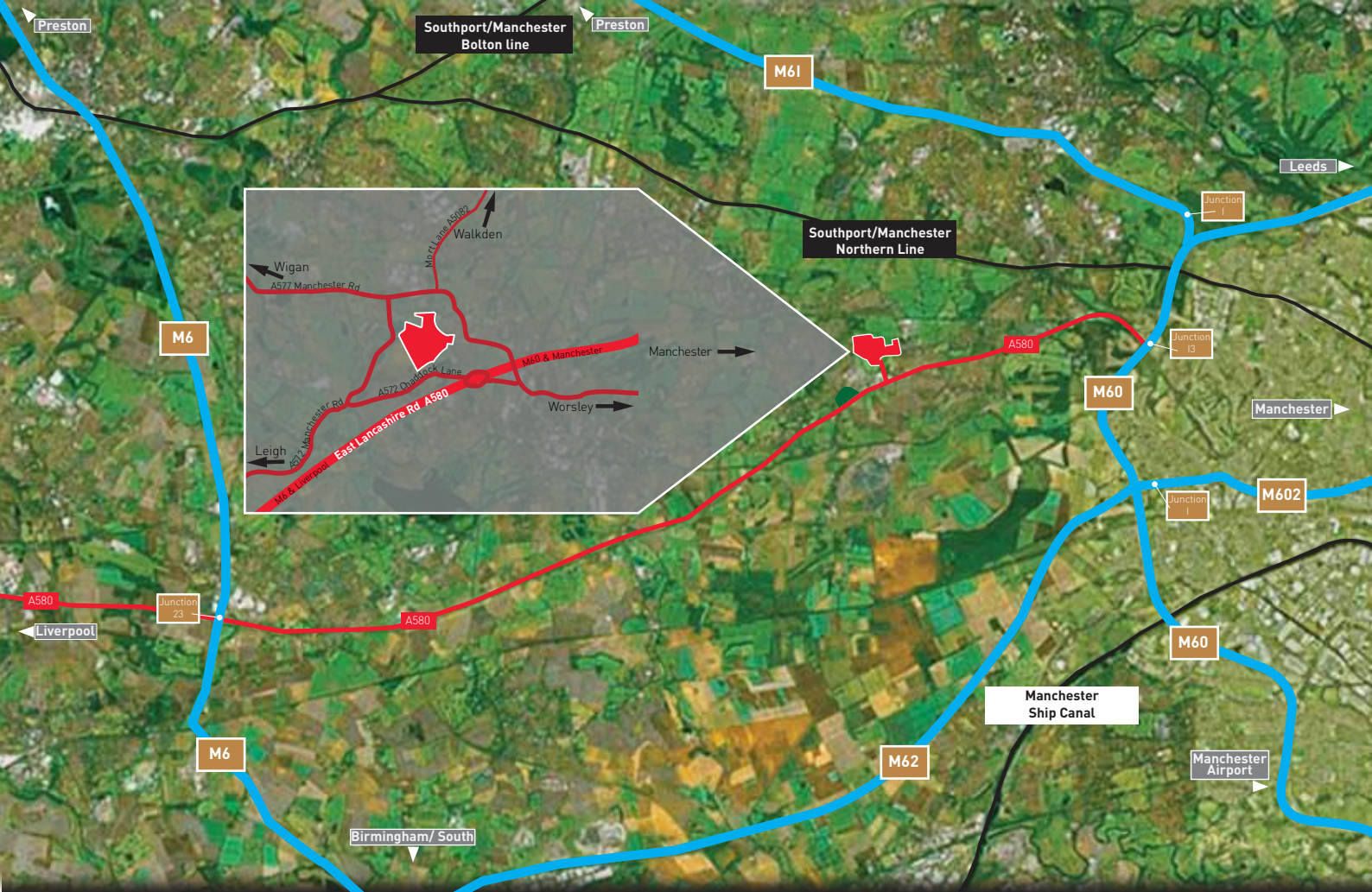
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WADDOCK LANE



M60

MANCHESTER



Astley Business Park is located adjacent to the established Astley Employment Area and is accessed from Chaddock Lane approximately 400 metres from the A580 East Lancs Road at its junction to Boothstown.

Junction 13 of the M60	2.5 miles	4km
Junction 24 of the M6	10 miles	16km
Manchester City Centre	10 miles	16km
Manchester Airport	15 miles	24km
Liverpool	27 miles	43km
Liverpool John Lennon Airport	28 miles	45km

Enquiries regarding any potential funding support can be directed through Wigan Council's Economic Regeneration Department on 01942 828991 or visit www.wigan.gov.uk www.move2wigan.com



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www.astleybusinesspark.co.uk



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