



# FOR SALE

**FREEHOLD INDUSTRIAL PREMISES  
FITTED FOR FOOD PRODUCTION USE  
APPROX 5,093 SQ M (54,817 SQ FT) ON 1.13 HA (2.78 ACRES)**



**UNIT 8, ORMSIDE CLOSE  
HINDLEY INDUSTRIAL ESTATE  
HINDLEY GREEN  
WIGAN WN2 4HR**

## Situation & Description

The property is situated at the southern end of Ormside Close, on Hindley Industrial Estate, in the Hindley Green district of Wigan.

Wigan is approximately 4 miles to the west and access to the Motorway network is within 5 miles via the A58 to Junction 6 of the M61 and within 7 miles to the M6 via the A58 and A577.

Other occupiers on the estate include Belmont Packaging, Bambua Foods, IDEM Safety Switches and Astropol.

The property comprises a food production facility and adjoining warehouse, constructed in the 1980/1990's, providing approximately 5,092.50 sq m (54,817 sq ft) of accommodation, together with a service yard and parking. In addition, the northern section of the site comprises an undeveloped plot of expansion land.

The food production unit is of steel portal frame construction to 5 m eaves, with brick and profile metal cladding. The roof covering is also profile metal clad, lined with a lay in grid panel system. Internally, the floors are concrete, with an element of the production area having a terrazzo tiled finish. Walls are also tiled/panelled, to create wipe down surfaces.

To the front of the food production unit, there is a two storey office building of similar construction.

The connecting single storey warehouse is of steel frame construction to 5.5m eaves, clad in brick and profile metal sheeting and incorporating two electrically operated roller shutter doors.

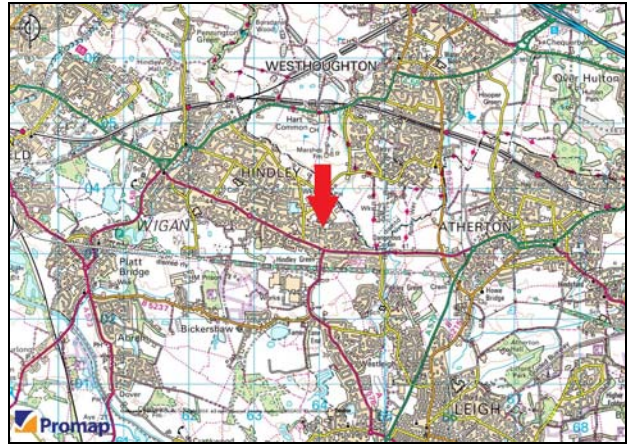
The warehouse roof is also profile metal clad and incorporates translucent panels.

Externally, there is a concrete surfaced service yard and block paved parking areas, with landscaping around the perimeter of the site.



## Services

We understand that all the usual main services are available to the property, including a three phase electricity supply.



## Accommodation

	Sq M	Sq Ft
Food Production Unit	2678.21	28,829
Offices & Ancillary	524.70	5,648
Warehouse	1,889.59	20,340
<b>TOTAL</b>	<b>5,092.50</b>	<b>54,817</b>

## Rating

The property is assessed as "Factory & Premises" at a Rateable Value of £168,000. The current Uniform Business Rate for 2017/2018 is 47.9p.

## Tenure

We understand the property tenure is Freehold.

## VAT

Prices, outgoings and rentals are exclusive of, but may be liable for VAT.

## Terms

Offers are invited for the benefit of the freehold interest.

## EPC

This may be downloaded at [www.wignallbrownlow.co.uk](http://www.wignallbrownlow.co.uk).

## Viewing

Strictly by appointment with Wignall Brownlow. Contact Jonathan Brownlow on 0161 839 6409 or via email to [jdb@wignallbrownlow.co.uk](mailto:jdb@wignallbrownlow.co.uk).

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**SUBJECT TO CONTRACT**