



PLP ASTLEY

AT ASTLEY BUSINESS PARK
A580, WIGAN, GREATER MANCHESTER, M28 1FJ

New Logistics / Warehousing Scheme

2 Units Remaining From
34,979 Sq Ft To 145,548 Sq Ft

**AVAILABLE FOR
IMMEDIATE OCCUPATION**

INTRODUCING

PLP ASTLEY

PLP Astley is a brand new logistics warehousing development located on a modern business park offering market leading ESG credentials to occupiers in an outstanding working environment close to the main arterial routes in the North West.

A 32 acre site of which 10 acres are dedicated to landscape and habitat improvements, PLP Astley is a 4 unit 356,132 sq ft warehousing/logistics development located close to the East Lancs Road (A580), which is a major route between Manchester and Liverpool. Just 3 miles to the east, the A580 connects with the Manchester Orbital (M60) and to the west connects to Junction 23 of the M6 motorway.

The site is also located close to the £120m Leigh to Manchester Rapid Bus Transit service, providing services every 15 minutes into central Manchester and also close to Atherton Train Station, providing services to Victoria Station in Manchester.

The scheme is now completed and is BREEAM excellent and EPC A rated. In addition, PLP Astley will be Carbon Neutral in line with CarbonNeutral® Development Certification.

In accordance with PLP's long term sustainability policies, there are roof mounted solar panels installed and multiple electric charging points for vehicles and the infrastructure to augment these for an occupier. PLP have also made a significant investment in the ecology of the site and offsite works through BNG, contributing to improving the biodiversity of the local area.





MANCHESTER
CITY CENTRE

TRAFFORD PARK

LEEDS
M60
M61
PRESTON

M602
J13 M60
M60
M62
LIVERPOOL

Swinton Station
Manchester Victoria
Walkden Station

A580 EAST LANCASHIRE RD
DUAL CARRIAGEWAY

GUIDED BUSWAY

MANCHESTER
ORBITAL
3 MILES

Hough Lane Bus Stop

UNIT 1

UNIT 4

PLP
ASTLEY

One Stop Cars

J23 M6
6 MILES

Simply
Fresh Foods

JBD Distribution

R Swain & Sons

EASY ACCESS
TO THE M60,
M61, M62, M6
AND M602
MOTORWAYS.

LET TO:
whistl

LET TO:
Grace
Overseas

LOCATION

PLP Astley is set in a strategic location, off the A580 East Lancs Road, one of the major arterial routes servicing Greater Manchester and surrounding areas.

DRIVE TIMES

KEY ROADS / CITIES

A580	1 minute	0.2 miles
M60	7 minutes	3 miles
M6	15 minutes	8 miles
Manchester City Centre	30 minutes	15 miles
Liverpool City Centre	45 minutes	25 miles

KEY AIRPORTS

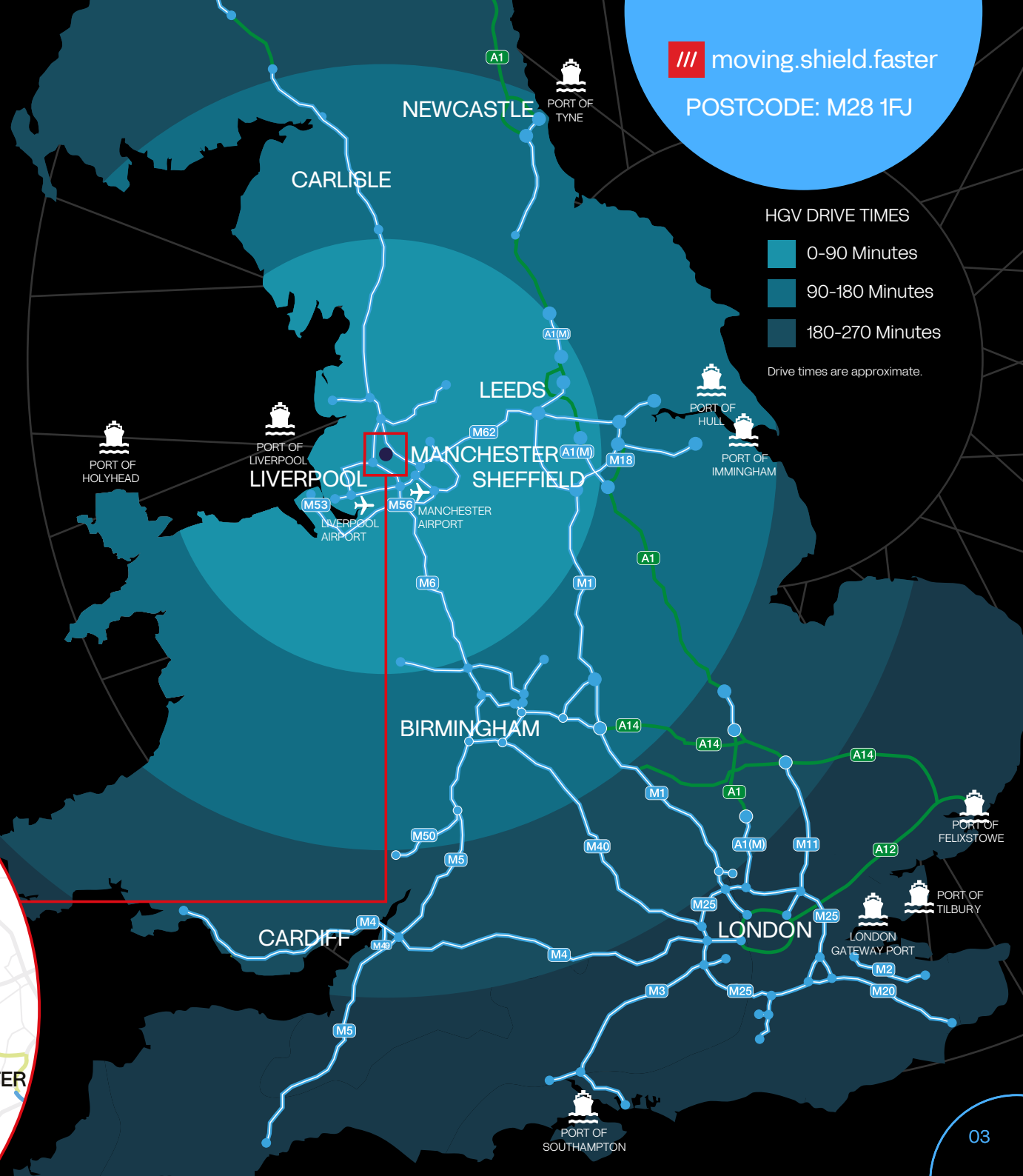
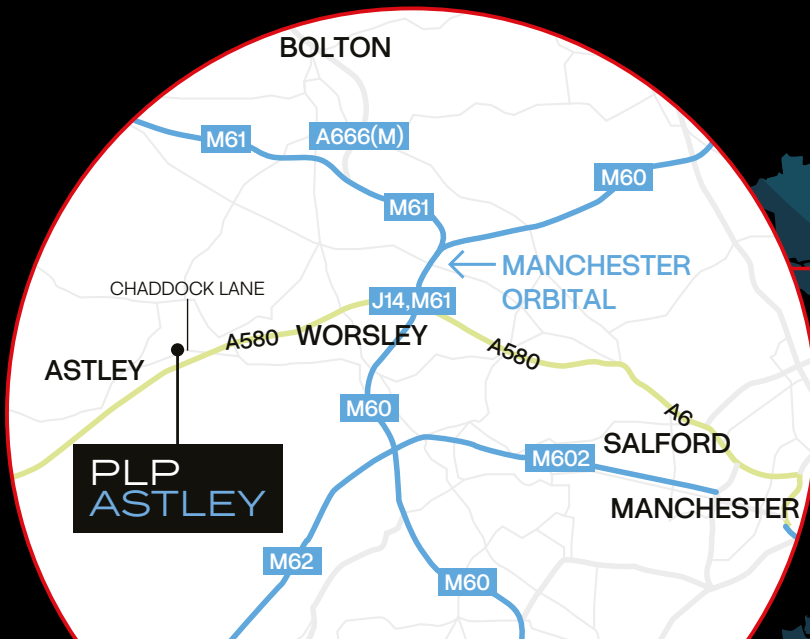
Manchester Airport	35 minutes	20 miles
Liverpool Airport	40 minutes	23 miles

KEY TRAIN STATIONS

Wigan Wallgate	15 minutes	7 miles
Manchester Victoria Station	30 minutes	15 miles
Liverpool Lime Street	45 minutes	25 miles

KEY PORT

Port of Liverpool	45 minutes	25 miles
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moving.shield.faster

POSTCODE: M28 1FJ

HGV DRIVE TIMES

- 0-90 Minutes
- 90-180 Minutes
- 180-270 Minutes

Drive times are approximate.

EMPLOYMENT STATS



Wigan Borough has a **population of 330,000**

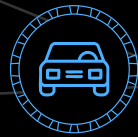


Wigan Borough supports **8,250 businesses**

SITE SPECIFIC DEMOGRAPHICS*



19% of UK population within **90 mins drive time**



6.2m economically active population within a **90 mins drive time**



4.1m economically active population within a **60 mins drive time**



5.4m working age population within **60 mins drive time**



Unemployment rate of 3.44% (population with a 90 mins drive time) which is higher than the **national average of 3.02%**



8.2m working age population within **90 mins drive time**

PAY**

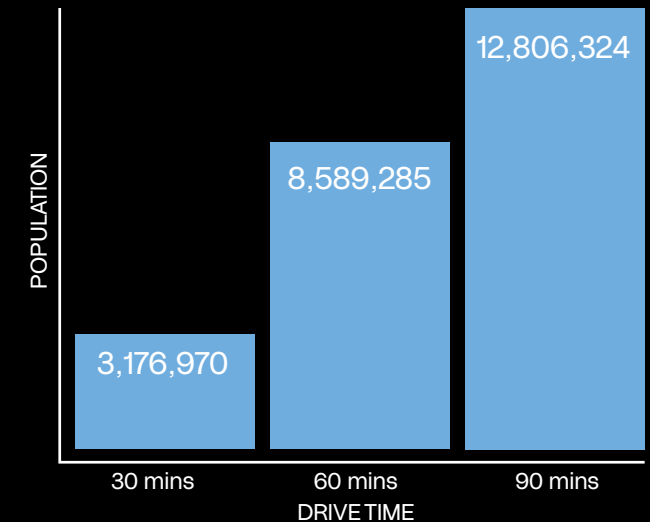


Gross hourly pay in Wigan Borough is **4.3% less than national average**



Gross hourly pay for Wigan is **£15.68** (compared to England £17.20 / North West £16.38)

POPULATION DRIVE TIMES*



* Reference: Experian. ** Reference: ONS

SITE PLAN

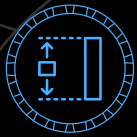
UNIT 1	SQ FT	SQ M
WAREHOUSE	137,493	12,773
OFFICE	7,917	735
TOTAL GIA	145,548	13,521

UNIT 4	SQ FT	SQ M
WAREHOUSE	30,926	2,873
OFFICE	3,973	369
TOTAL GIA	34,979	3,249



UNIT 1 – 145,548 SQ FT

7 ACRE
SITE



15m haunch
height



12 dock level
loading doors



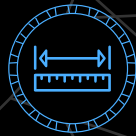
113 car parking
spaces



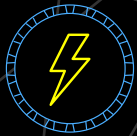
38 HGV
parking spaces



2 level access
loading doors



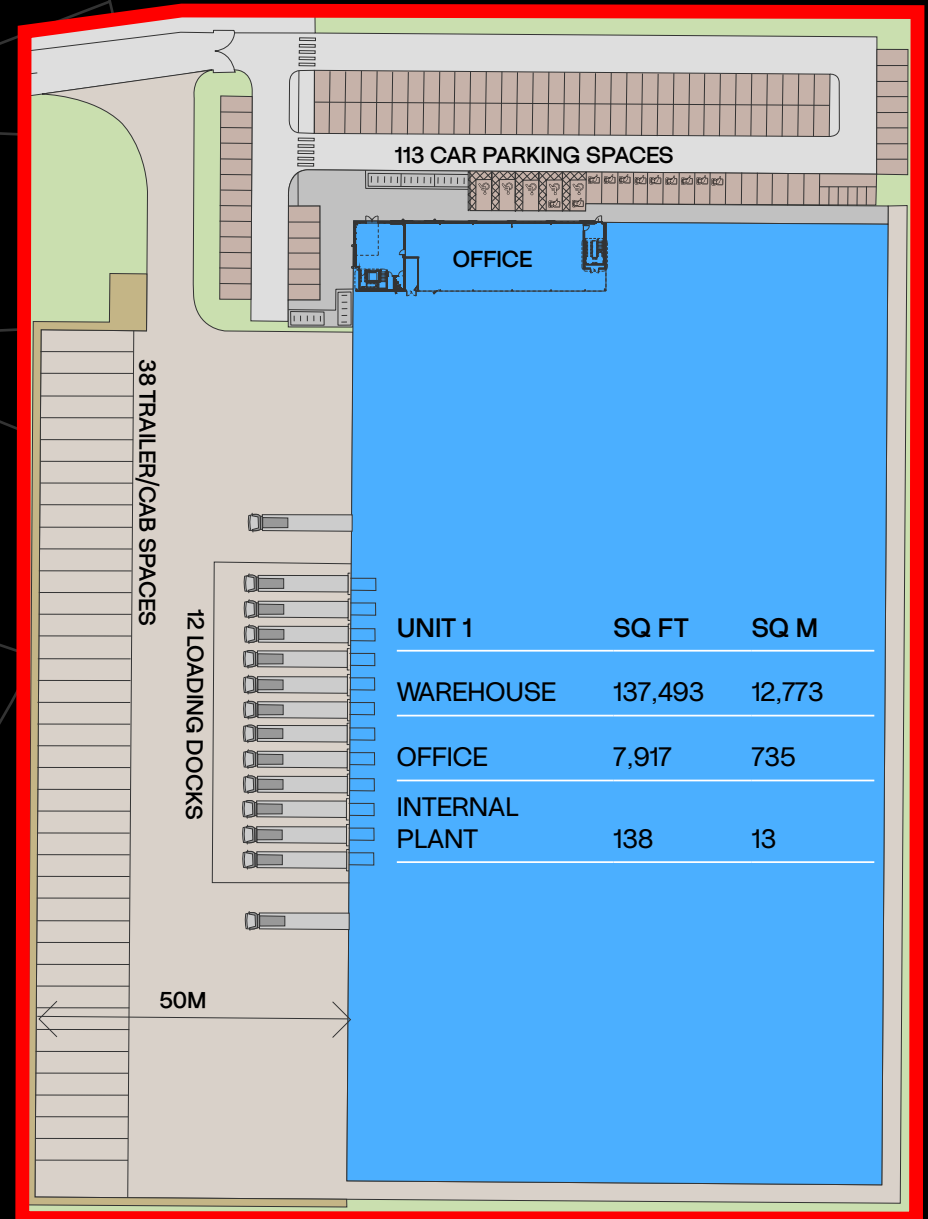
50m secure
yard



850 kva power

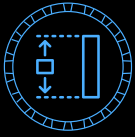


6% offices with unit future
proofed to accommodate
additional 2nd floor offices



UNIT 4 – 34,979 SQ FT

2.2 ACRE
SITE



10m haunch
height



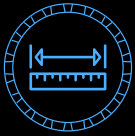
4 Level access
loading doors



30 car parking
spaces



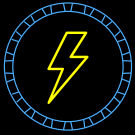
HGV
parking



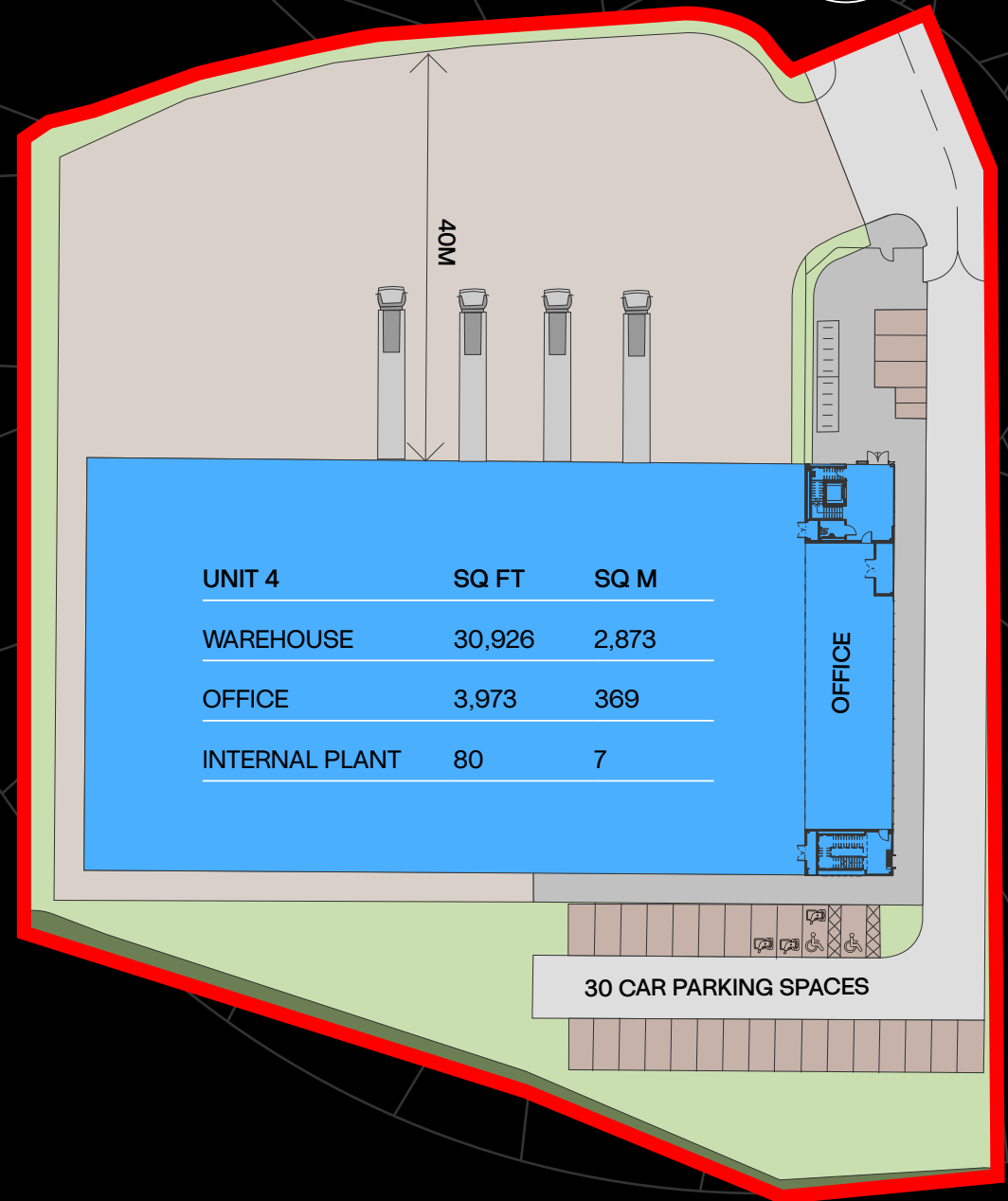
40m secure
yard



11% offices
content in
reception /
first floor



170 kva power



GALLERY



INVESTING IN SUSTAINABLE PROPERTY

PLP Astley is Carbon Neutral in line with **CarbonNeutral® Development Certification**.



CarbonNeutral.com

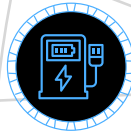
The scheme has been futureproofed for tenants wishing to pursue UK Net Zero Carbon Building Standard, by aiming to reduce upfront carbon on site (targeting <400kgCO₂/m²).

This has been achieved by implementing an all-electric high efficiency building services strategy, using low GWP refrigerants and installing 215 kWp of solar PV across the scheme, with the structure in place to allow for further PV installation if required.*

*This is subject to the final version of the UKNZCBS, subsequent tenant fit out and operation, and that the upfront carbon target refers to the shell and core build only.



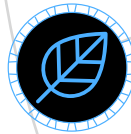
BREEAM Excellent and EPC A



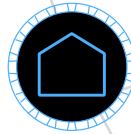
Electric vehicle charging points



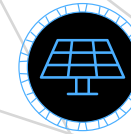
Enhanced use of recycled and recyclable materials



Steel manufactured using Electric Arc Furnace



'Supertight' building envelope to minimise air leakage



Future proofed for 100% PV installation



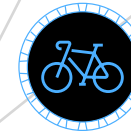
Energy and utility metering monitoring



HGV and car park 100% ducted for EV charging



Significant commitment to BNG to improve biodiversity of the site



Cycle shelters and showering facilities

WE ARE PLP

Founded in 2015, PLP is a leading specialist in UK logistics and industrial property. As a full-service platform, PLP develop, manage, and own prime-grade logistics real estate across the UK.

With deep in-house expertise, we oversee every stage of the asset lifecycle—including acquisitions, development, leasing and long-term asset management. Our commitment to excellence ensures that we deliver high-quality, strategically located properties that meet the evolving needs of occupiers and investors alike.

At PLP, we don't just build logistics spaces—we create long-term value. We are dedicated to responsible development, ensuring our projects positively impact the communities in which we operate. From sustainable design and infrastructure improvements to job creation and local partnerships, we work closely with stakeholders to support economic growth and enhance the areas surrounding our buildings.

By prioritizing environmental responsibility and social value, we strive to leave a lasting, positive legacy in every location we invest in.

www.plproperty.com



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