

HEXAGON

WINGATES INDUSTRIAL ESTATE, BOLTON

Units available To Let from
15,000 - 330,000 sq ft

Planning achieved for units 1, 2, 3, 5 & 8

Occupation from Q2 2027

PARK

BL5 3LZ

/// FROSTED.SCORES.PLACES

[harworthgroup.com](https://www.harworthgroup.com)



**HEXAGON
PARK**

Harworth



HEXAGON PARK

Strategically located at the heart of Greater Manchester, less than 3 minutes from Junction 6 of the M61, Hexagon Park is in an ideal location to serve the North West region with easy access to the M61, M6, M60 & M62 motorways.

With outline consent for 800,000 sq ft on Phase 1 and up to 4m sq ft within future phases, Hexagon Park is one of the largest industrial & logistics developments in the North West region.

Detailed planning has been submitted for units 1, 2, 3, 5 & 8, leaving plot 4 available for amenity or alternative uses and plots 6, 7 & 9 available on a larger build to suit basis up to 329,000 sq ft.

The earthworks and infrastructure will be completed in Spring 2026 with buildings available from Q2 2027.



Phase 1



Unit	sq ft	sq m
Unit 1	31,500	2,926
Unit 2	23,540	2,187
Unit 3	16,500	1,533
Unit 5	70,000	6,503
Unit 6	50,000	4,645
Unit 7	329,000	30,565
Unit 8	95,000	8,826
Unit 9	128,000	11,892

PLOT 4
2.6 ACRES
SUITABLE FOR
AMENITIES /
ALTERNATIVE
USES (STP)

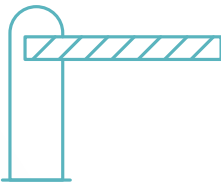
LARGER
FOOTPRINTS ARE
AVAILABLE FOR
DELIVERY ON
FUTURE PHASES



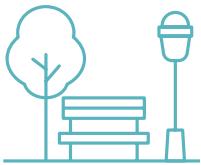
Targeting
minimum EPC A



Target minimum
BREEAM Excellent



Secure gated
units



Enhanced green
spaces



EV charging
& PV Installed

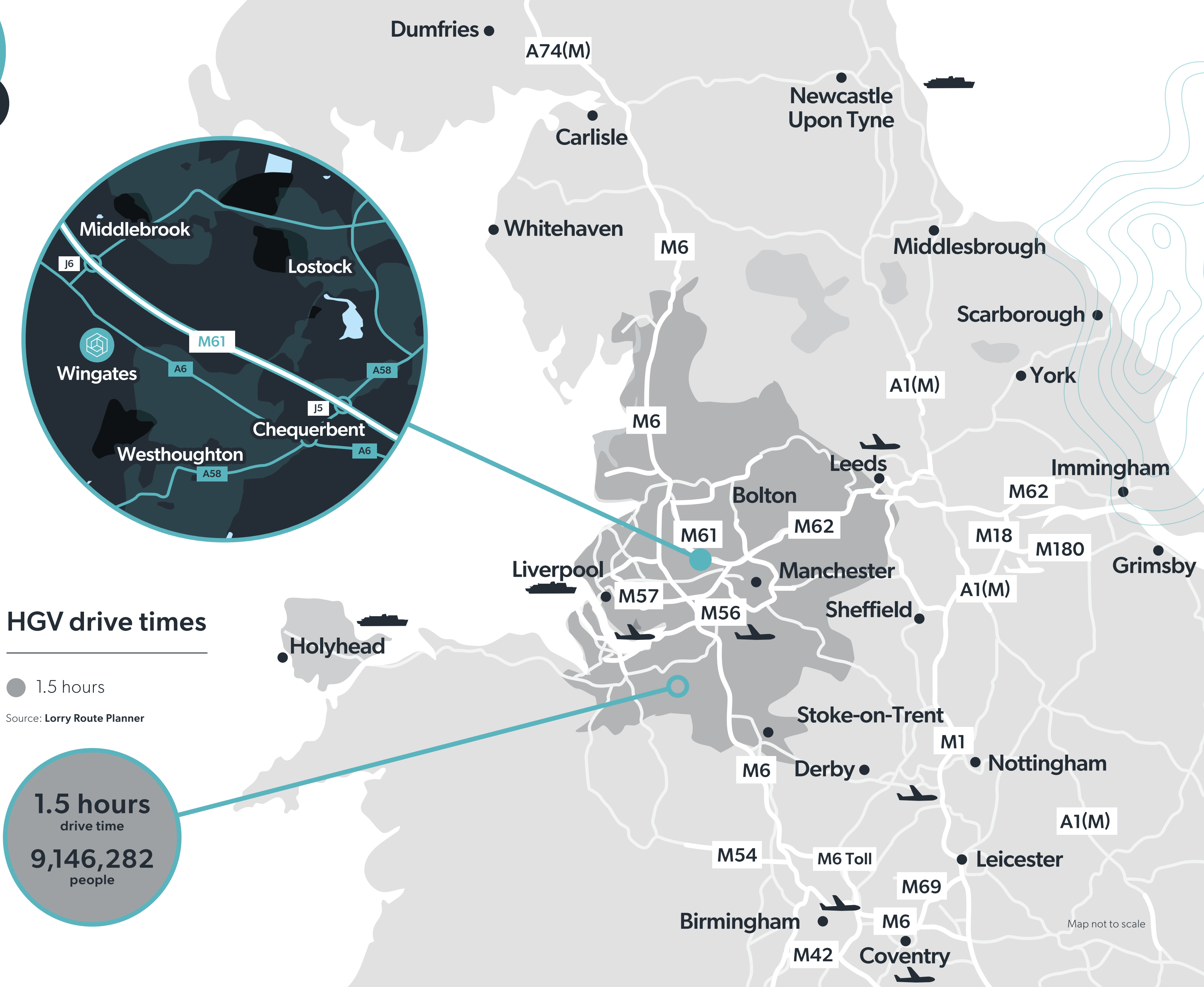
Master Plan is indicative.

Location

Primed for regional and national reach

	Minutes	Miles
Major Routes		
M61 J6	3	1
M61 J5	6	2
M65 J2	17	15
M6 J29	19	17
M60 J14	22	16.9
M6 J26	26	21.8
Towns and cities		
Bolton	18	6.1
Wigan	16	6.5
Manchester	29	15.1
Preston	27	19.3
Liverpool	52	27.9
Rail Connectivity		
Westhoughton	1	0.3
Bolton	2	5.7
Wigan	31	6.6
Airports		
Manchester	27	22.6
Liverpool John Lennon	42	27.2
Leeds Bradford	66	52.2

HEXAGON PARK | BOLTON BL5 3LZ



A6, J6 M61
Wingates Industrial Estate,
Chorley Road, Bolton BL5 3LZ

/// BECAME.POLITE.ALWAYS

For further information, please contact:



GEMMA BLACKER
Customer Development and Leasing Manager
gblacker@harworthgroup.com
+44 7729 095 290



MARK NICHOLSON
Development Director
mnicholson@harworthgroup.com
+44 7521 777 171

[harworthgroup.com](https://www.harworthgroup.com)

Misrepresentation Act: B8RE and JLL for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and 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 by inspection or otherwise as to the correctness of each of them, c) no person in the employment of B8RE and JLL has any authority to make any representation or warranty whatsoever in relation to this property. Computer generated imagery is indicative only. June 2026 – 05955-13 Thinkbdw.

B8

0161 375 6000

www.b8re.com

Steve Johnson
steve@b8re.com
+44 7771 888 363
Will Kenyon
will@b8re.com
+44 7802 869 279

**JLL**

0161 828 6440

Richard Johnson
richard.johnson@jll.com
+44 7980 837 328
Ruth Leighton
ruth.leighton@jll.com
+44 7716 077 324

**HEXAGON
PARK**

Harworth

