

Wingates Industrial Estate

Westhoughton, Bolton BL5 3XY

Warehouse | 49,165 ft²



Under Refurbishment



Self contained with
secure yard



1 mile from J6 of the
M61



4 dock and 1 level
access doors



2,826 sq ft office
accommodation



Generous staff and
visitor parking

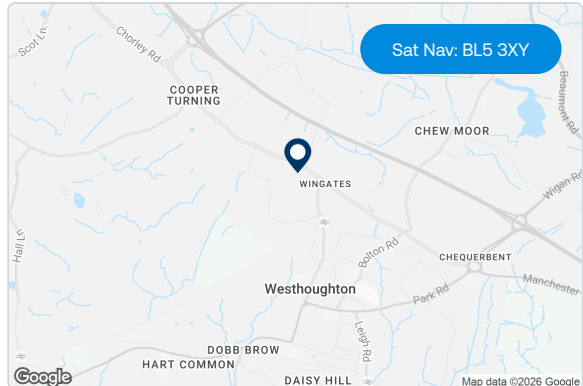
Under refurbishment Q2 2027



Description

Unit 16 is a detached warehouse on a self-contained site within a well-established industrial area. The property offers high-quality industrial space with a secure yard, dock-level loading facilities, and ample on-site parking. Constructed of steel portal frame and profile metal-clad elevations, the unit benefits from a prominent frontage and excellent visibility from Great Bank Road.

The Unit is due to undergo a full refurbishment due to complete in Q2 2027.



Location

Wingates Industrial Estate is strategically located less than 1 mile from Junction 6 of the M61, offering excellent connectivity to the M60, M62 and the wider motorway network. Established as one of the North West's key industrial locations, the estate lies approximately 5 miles from Bolton town centre, 19 miles from Manchester city centre and 18 miles from Preston.

The property also benefits from pedestrian access to Westhoughton railway station, providing regular services between Manchester and Wigan, together with nearby bus routes serving the surrounding area.

Further information

Terms

Available on new full repairing and insuring leases.

Legal costs

All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

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Accommodation:

Available units:

Unit	Property Type	Size (sq ft)	Availability	EPC
Unit 16	Warehouse	49,165	Immediately	C
Total		49,165		

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