

# Pemberton

BUSINESS PARK  
JUNCTION 25 M6



**Distribution**  
**Manufacturing**  
**Office**  
**Retail**  
**Leisure**

**THE PARK WITH A POINT**

WIGAN'S NEWEST BUSINESS PARK

**Pemberton Business Park is part of a major new mixed-use development to the west of Wigan town centre. It is accessed off the A49 (Warrington Rd) from Junction 25 of the M6. The site adjoins and is adjacent to Phase 1 of Pemberton Business Park, an office village of 93,000 sq. ft. (8,640 sq. m.) of new build accommodation.**



## About Peel

Peel Land and Property - Peel's extensive real estate assets consist of 9 million sq.ft. (836,127 sq. m.) of investment property and 33,000 acres (13,355 hectares) of land throughout the UK, with concentrations in the North West of England, the Clyde, Yorkshire and the Medway. Our commercial investment portfolio is valued at £1.6 billion. This sits alongside overseas opportunities in Bermuda (retail mall), the Bahamas and Spain (Trafford Centre España). The breadth of our assets covers industrial premises, offices, 12 retail parks, 13 business parks, leisure

venues, residential development and agricultural land. Plans for the next 20 years will deliver an additional 50 million sq.ft. of commercial space.

Peel Land & Property is a division of The Peel Group, one of the leading infrastructure, real estate and investment enterprises in the UK. Our diverse network of businesses ranges from ports to airports; land to leisure; media to hotels; wind farms to shopping centres, and a portfolio of investments in major public companies.

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# THE PARK WITH A POINT

## The Opportunity

Pemberton Business Park is a new opportunity to locate your business at one of the key strategic locations in the Lancashire region. The 32 acre (12.95 hectare) Business Park has planning consent for approaching 650,000 sq. ft. (59,625 sq. m.) of office and industrial/distribution accommodation.

Design and build solutions are available from 10,000 sq. ft. (929 sq. m.) for office (B1a) uses and from 20,000 sq. ft. (1,858 sq. m.) for industrial/distribution (B1c, B2, B8) uses. The site is also capable of accommodating a single warehouse of 250,000 sq. ft. (23,226 sq. m.).

In addition there is planning consent in place for a hotel, public house and up to 13,778 sq. ft. (1,280 sq. m.) of retail space.

The site has been master-planned utilising the best design principles to create a sustainable business community.

## Demographics

Wigan borough is at the heart of the North West, mid-way between Liverpool and Manchester. It has a resident population of over 320,000 and benefits from a large local working population. Over the past 30 years regeneration initiatives combined with a rich heritage and environment has helped the borough become an attractive location for companies investing in the North West.

## Communications

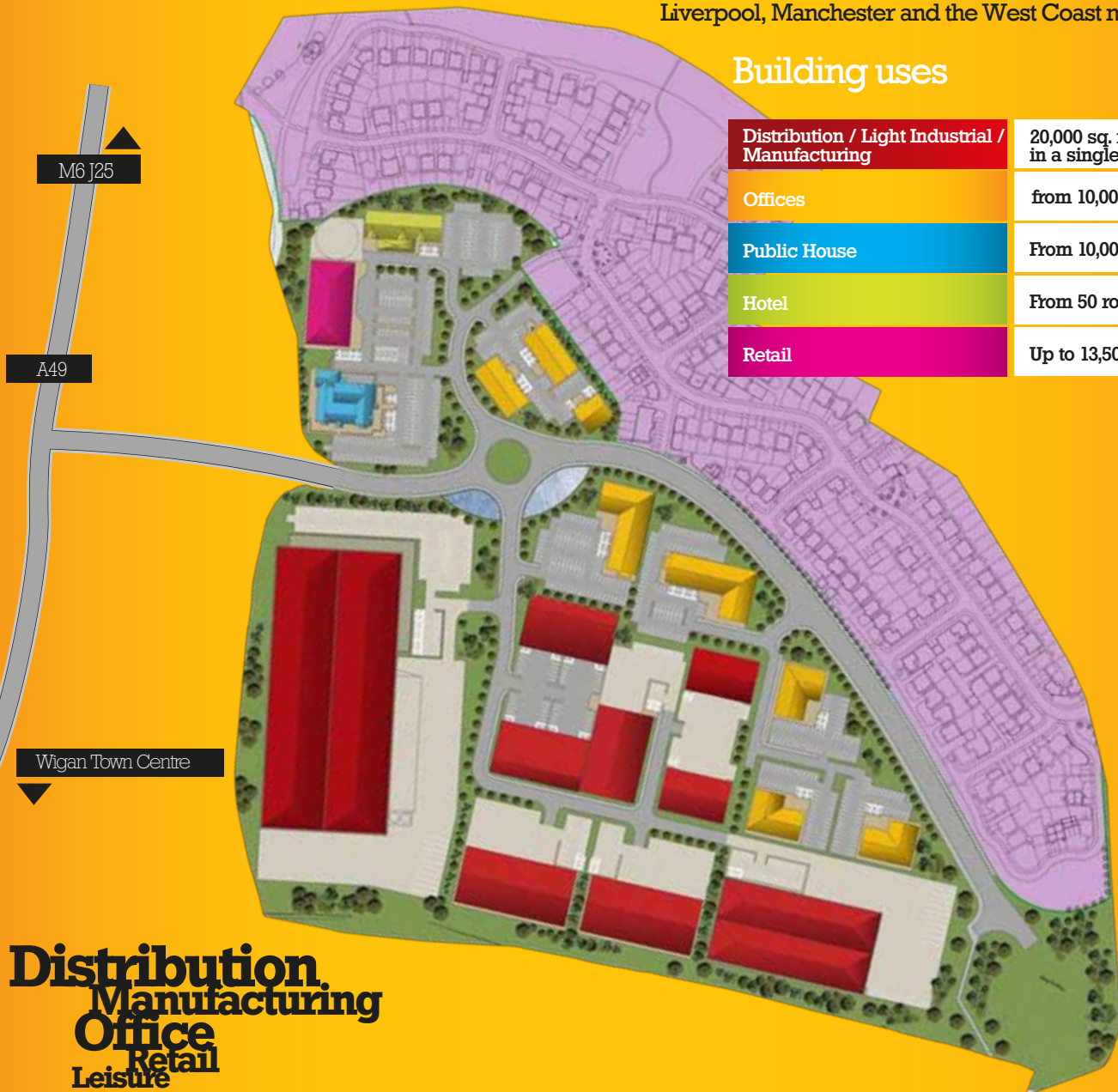
Pemberton Business Park is the ideal location for your business, located less than 10 minutes away from Junction 25 of the M6.

The M6/M58 interchange is approximately 3 miles to the west (via the A577), giving access to the whole of the North West. The M62 is just 20 minutes away from the site allowing easy travel to Manchester and it's orbital motorway, the M60 and then on to Yorkshire.

The nearest railway station is Pemberton Station which is directly to the north of the site on Billinge Road. The station has train services to Wigan with connections to Liverpool, Manchester and the West Coast mainline.

## Building uses

Distribution / Light Industrial / Manufacturing	20,000 sq. ft. – 250,000 sq. ft. in a single unit
Offices	from 10,000 sq. ft. upwards
Public House	From 10,000 sq. ft. upwards
Hotel	From 50 rooms
Retail	Up to 13,500 sq. ft.



M6 J25

A49

Wigan Town Centre

M6 J25

A49

Wigan Town Centre

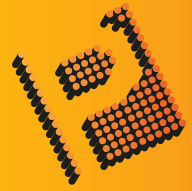
  
BARRATT  
HOMES

  
**Pemberton**  
BUSINESS PARK  
32 acres B1/2/8

Trainline

Pemberton 

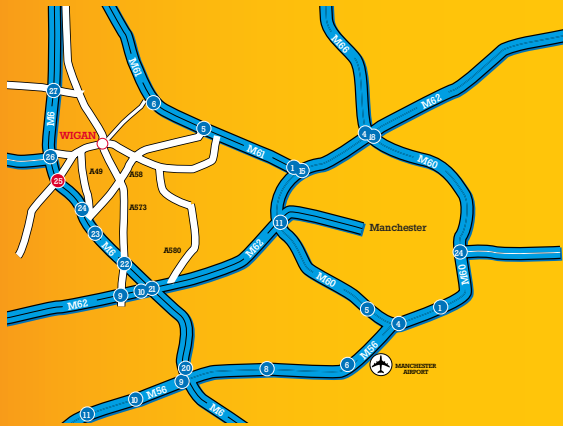
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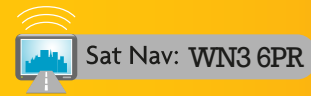
# Pemberton

## BUSINESS PARK

JUNCTION 25 M6



M6/M58 Interchange	3 miles
M6/M62 Interchange	10 miles
M56/M6 Interchange	16 miles
Liverpool City Centre	22 miles
Manchester City Centre	24 miles
Liverpool Airport	25 miles
Manchester Airport	25 miles
Birmingham	89 miles



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