



# PLP ASTLEY

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

## New Logistics / Warehousing Scheme

4 Units From 35,000 Sq Ft  
To 145,000 Sq Ft

Completion Q1 2026



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 on site with completion of the units scheduled for Q1 2026.

The development will be 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 will be roof mounted solar panels installed and multiple electric charging points for vehicles and the infrastructure to augment these post construction. PLP are also making 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

Manchester Victoria

Swinton Station

LEEDS

M60

M61

PRESTON

Walkden Station

M602

J13 M60

M60

M62

LIVERPOOL

A580 EAST LANCASHIRE RD  
DUAL CARRIAGEWAY

GUIDED BUSWAY

MANCHESTER ORBITAL  
3 MILES

UNIT 1

UNIT 4

PLP  
ASTLEY

J23 M6  
6 MILES

Hough Lane Bus Stop

CHADDOCK LANE

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

UNIT 2

UNIT 3

# 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

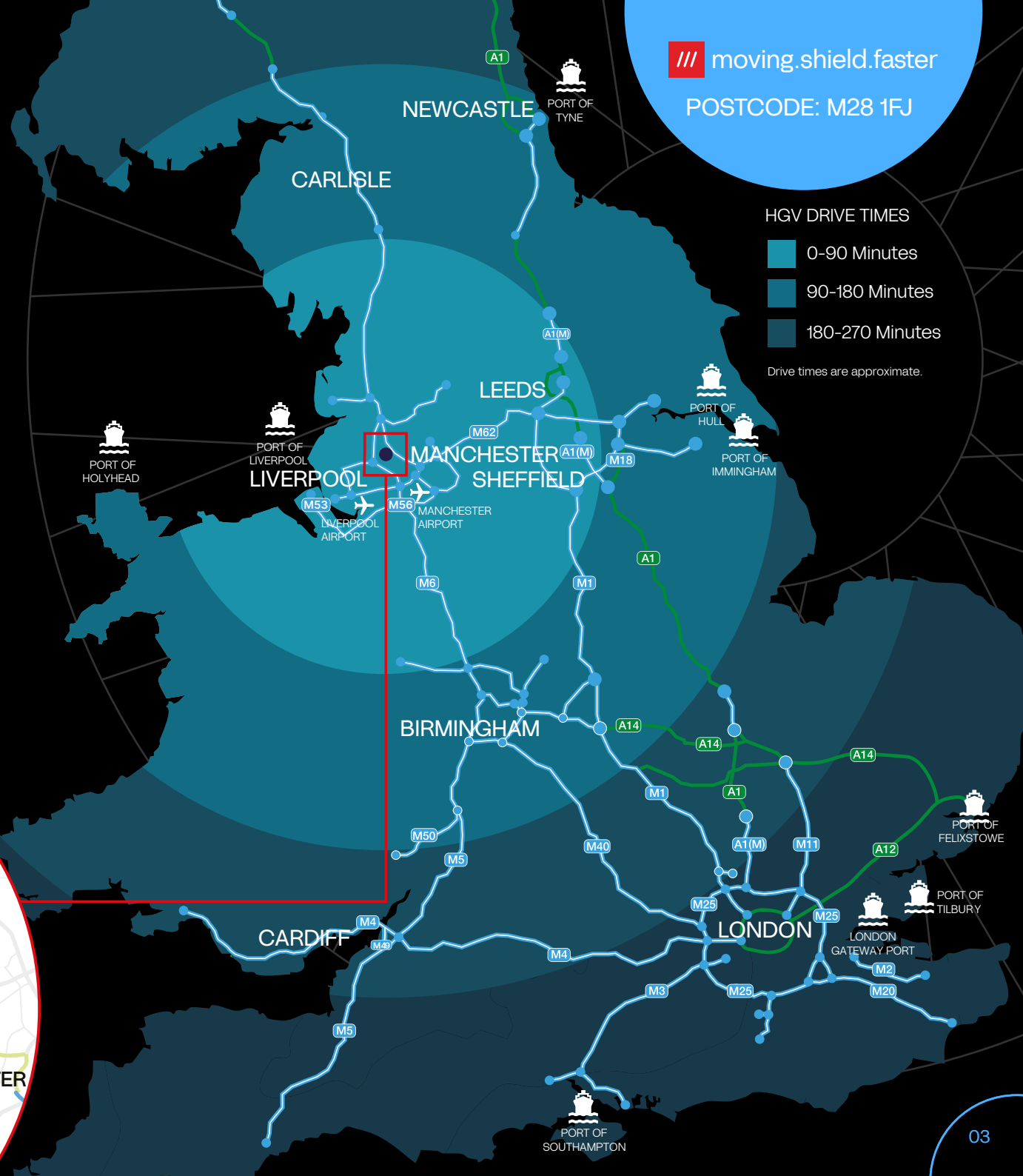
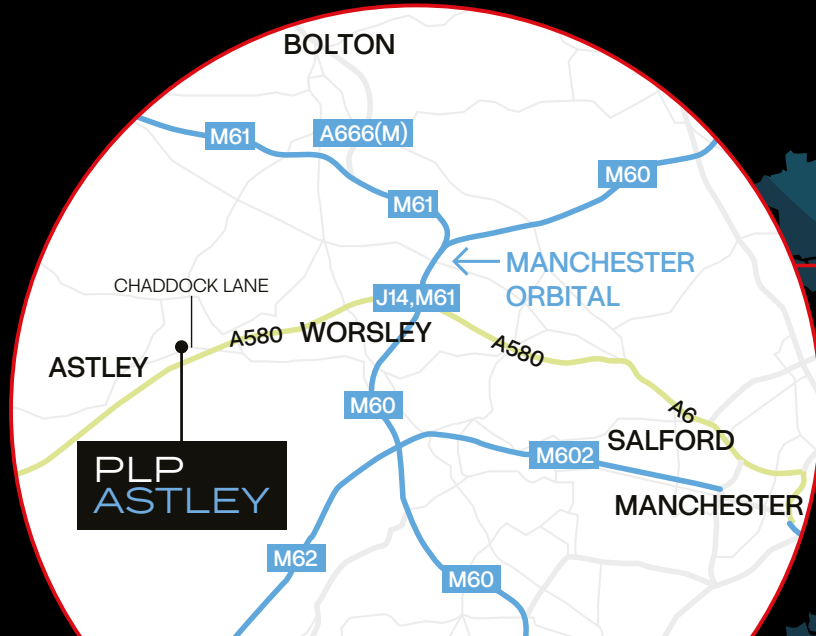
Manchester Airport	35 minutes	20 miles
Liverpool Airport	40 minutes	23 miles

### 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\*\*

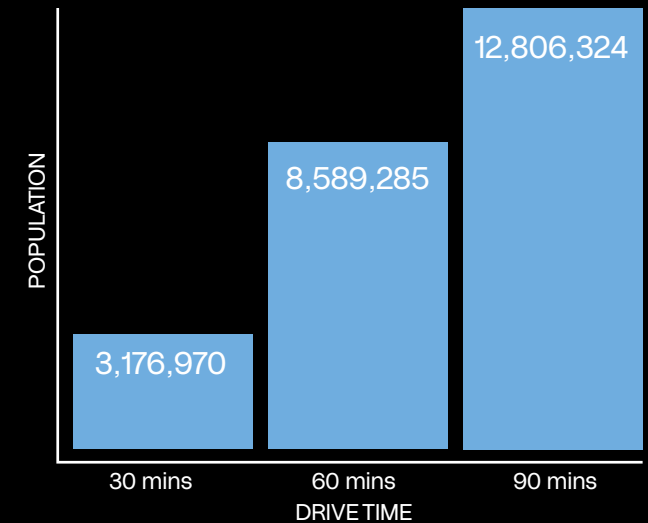


**Gross hourly pay in Wigan Borough is 4.3% less than national average**



**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 2	SQ FT	SQ M
WAREHOUSE	131,848	12,249
OFFICE	8,523	792
TOTAL GIA	140,513	13,054

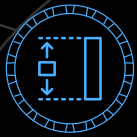
UNIT 3	SQ FT	SQ M
WAREHOUSE	30,767	2,858
OFFICE	4,235	393
TOTAL GIA	35,092	3,260

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



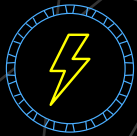
38 HGV parking spaces



2 level access loading doors



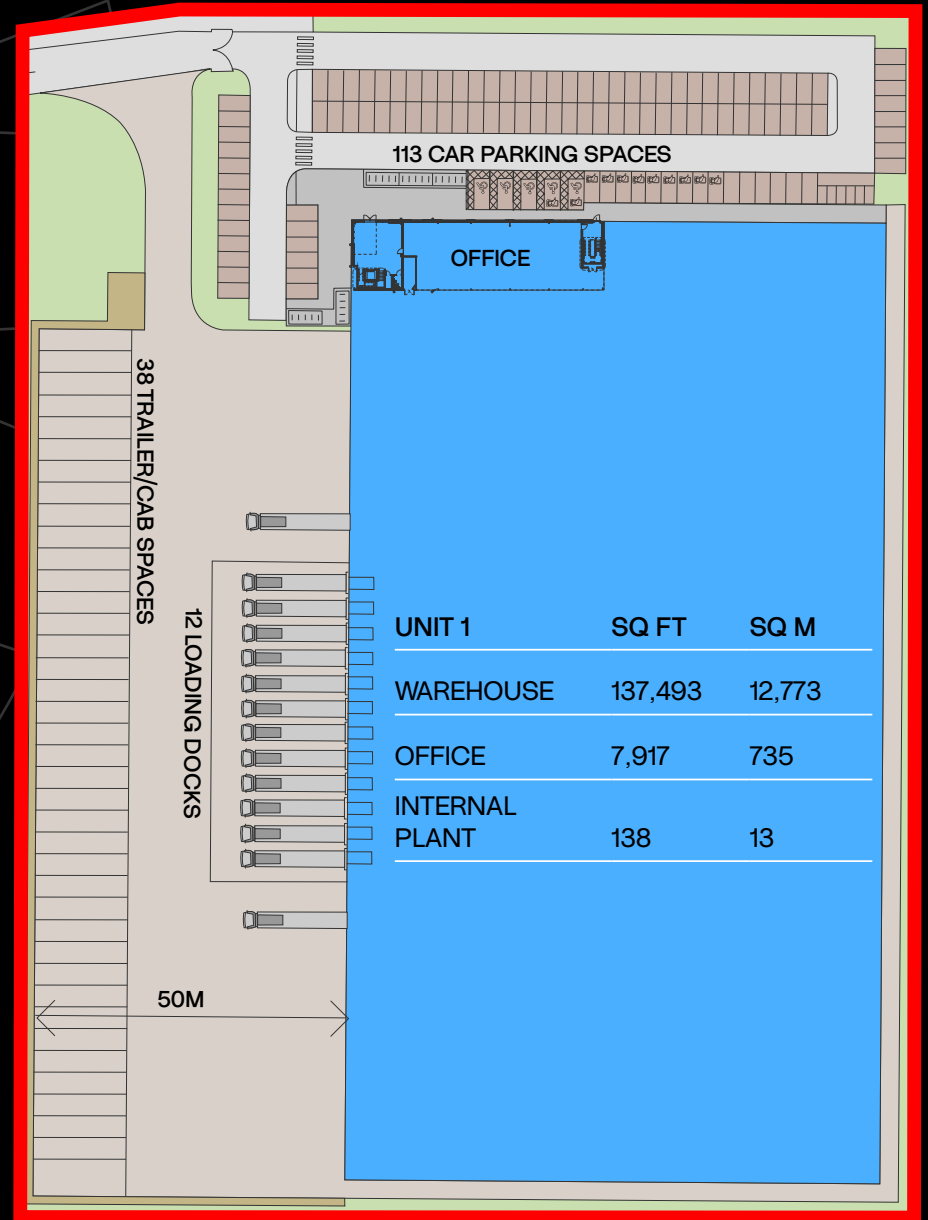
50m secure yard



850 kva power

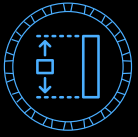


6% offices with unit future proofed to accommodate additional 2nd floor offices



# UNIT 2 – 140,513 SQ FT

7.3 ACRE  
SITE



15m haunch height



16 dock level loading doors



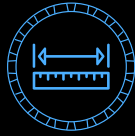
141 car parking spaces



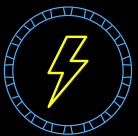
35 HGV parking spaces



2 level access loading doors



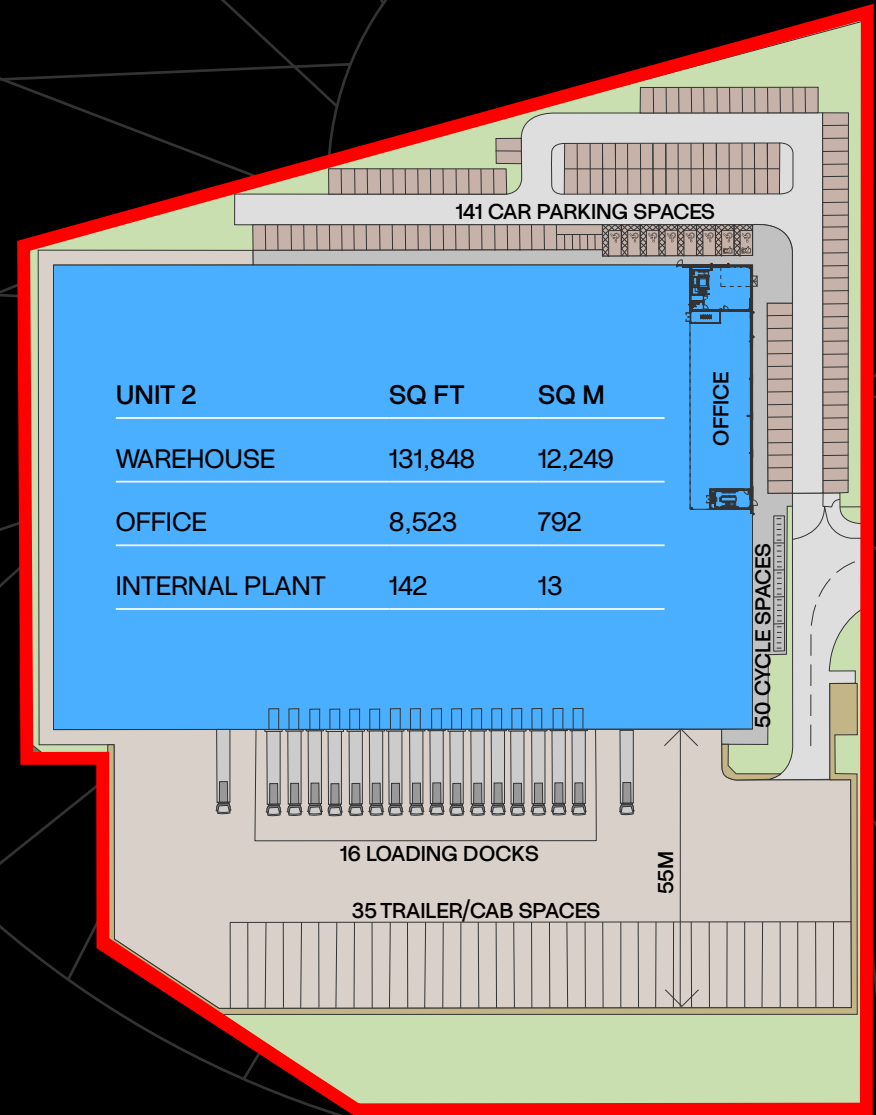
55m secure yard



850 kva power



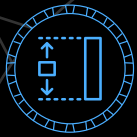
6% offices with unit future proofed to accommodate additional 2nd floor offices





# UNIT 3 – 35,092 SQ FT

2 ACRE  
SITE



10m haunch height



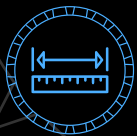
4 Level access loading doors



42 car parking spaces



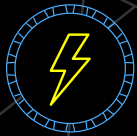
HGV parking



35m secure yard



11% offices content in reception / first floor



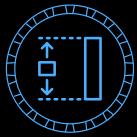
160 kva power



UNIT 3	SQ FT	SQ M
WAREHOUSE	30,767	2,858
OFFICE	4,235	393
INTERNAL PLANT	90	8

# UNIT 4 – 34,979 SQ FT

2.2 ACRE  
SITE



10m haunch height



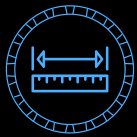
4 Level access loading doors



30 car parking spaces



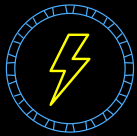
HGV parking



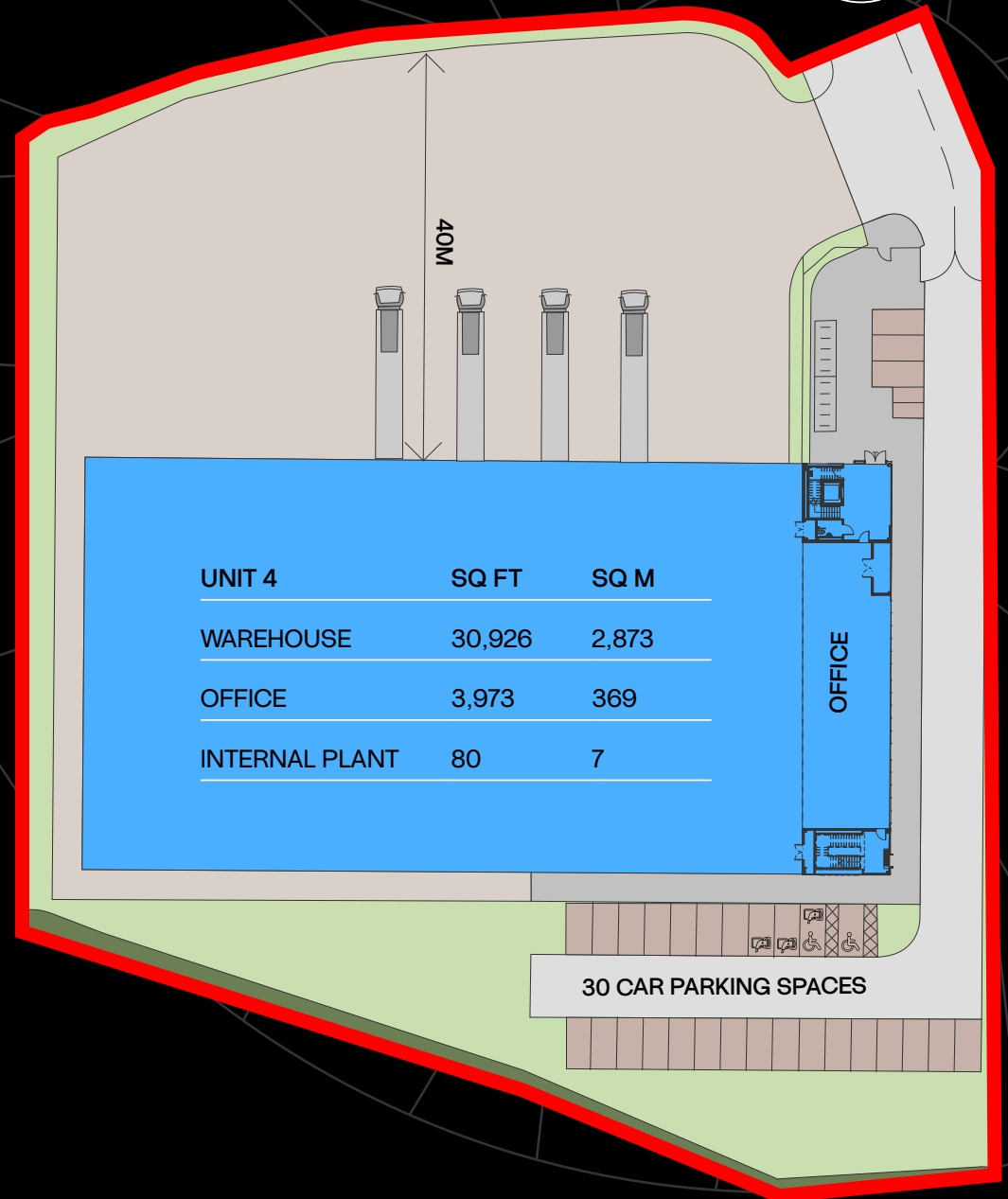
40m secure yard



11% offices content in reception / first floor



170 kva power



# INVESTING IN SUSTAINABLE PROPERTY

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



[CarbonNeutral.com](https://CarbonNeutral.com)

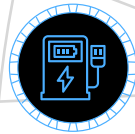
The scheme will also be futureproofed for tenants wishing to pursue UK Net Zero Carbon Building Standard, by aiming to reduce upfront carbon on site (targeting <math><400\text{kgCO}\_2/\text{m}^2</math>).

This will be 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.



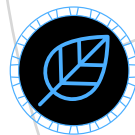
Targeting **BREEAM Excellent** and **EPC A**



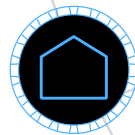
**Electric vehicle** charging points



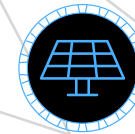
Enhanced use of recycled and recyclable materials



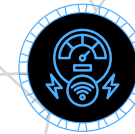
Steel manufactured using Electric Arc Furnace



'Supertight' building envelope to minimise air leakage



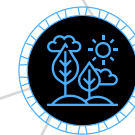
Future proofed for **100% PV installation**



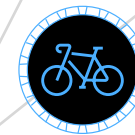
Energy and utility metering monitoring



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](http://www.plproperty.com)



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