

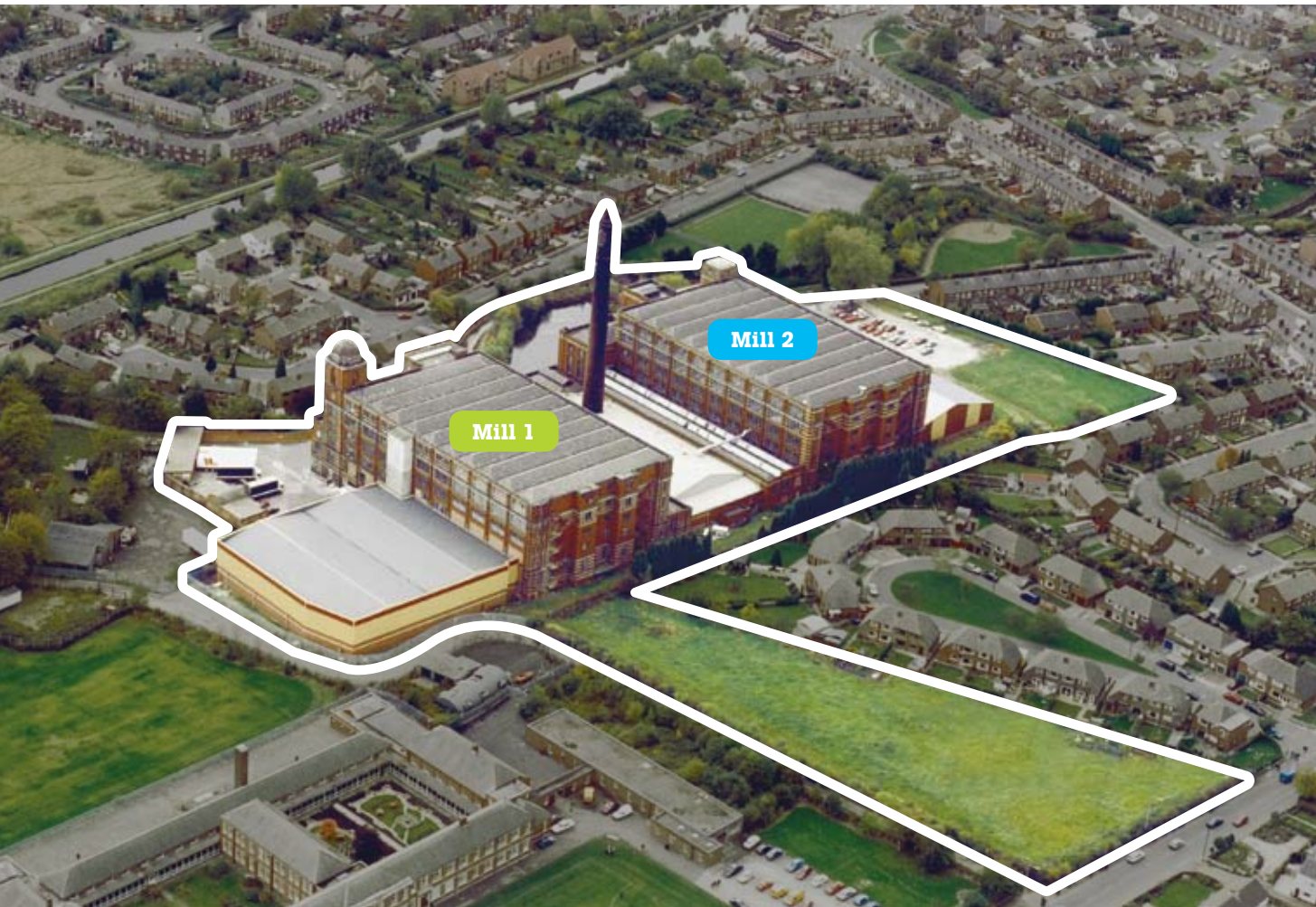
For Sale / To Let

513,467 sq ft

(47,702.6 Sq m) on a site of
8.64 Acres (3.49 ha) approx

Park Lane Mill

**Major Mill
Complex**



Park Lane
Leigh
Lancashire
WN7 2LB

Park Lane Mill

The Site

The site is shown with apparent boundaries edged in red on the plan for identification purposes only and comprises approximately 8.64 acres (3.49 hectares).

The Southern boundary is formed by a stream, Bedford Brook, with housing beyond, the Western and Northern boundaries by terraced and more modern semi-detached housing with an area of vacant land (with in the site ownership) extending to the North forming a Northern boundary to Manchester Road. The Eastern boundary is formed by the line of Hall House Lane, an unmade track which could form alternative access subject to the appropriate planning permission being obtained.

The main section of the site is fully developed with buildings, a reservoir to the South and car parking to the North and West corner of the site. In addition, there is an area of approximately 1.115 acres of unused land in the North-Eastern corner extending the site up to Manchester Road but access to this area is isolated from the main site due to the layout of the buildings.

Major Mill Complex



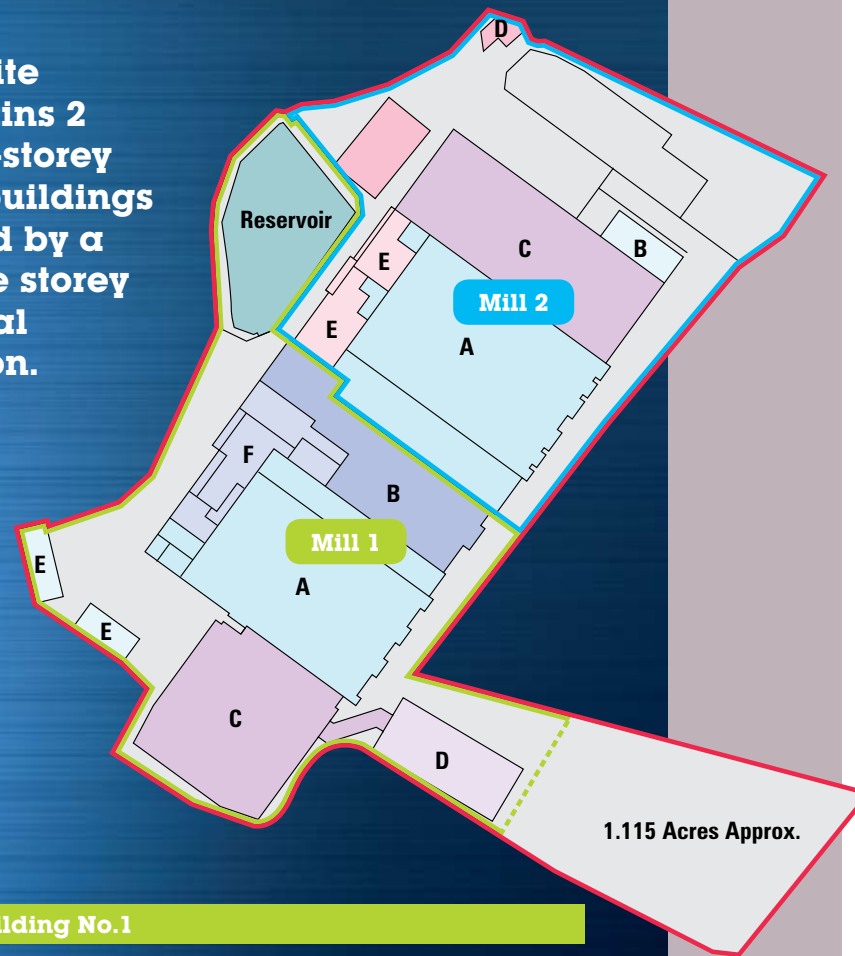
Aerial circa 1994



Aerial circa 2000



The site contains 2 multi-storey mill buildings linked by a single storey central section.



Mill Building No.1

This is the original building that was erected in 1913 and is six storeys in height with reinforced concrete floors on cast iron columns and brick walls with a multi-span slated roof behind parapet walling, with single and two storey ancillary buildings to the frontage. Single storey extensions were added to Mill No.1 in 1995 and 2001 respectively to provide additional modern warehouse facilities, the new extensions are off steel portal frame construction with brick walling, overlaid with profile metal sheeting to the upper sections and an insulated metal clad roof and concrete floors. There are also two brick built outbuildings used for storage within the service yard.

The single storey central section linking the two mill buildings contains the original brick built boiler house and substantial mill chimney with a modern single storey infill building with a metal clad roof to the rear. This section provides additional production space and now contains the backing plant

Mill Building No.2

This was added in 1925 following the same design and layout as the original building but sharing centralised services in a single storey link building. Mill No.2 was extended in about 1987 with a single storey production bay along the Western elevation of steel portal frame construction with brick walls overlaid with profile metal sheeting to the upper section and a metal clad insulated roof with concrete floor. In addition, there are two open sided bale stores of portal frame construction with metal clad roofs.

Floor areas

The approximate floor areas are as follows;

Mill Building No.1	SQ FT	SQ M
A. Multi-storey section		
Ground Floor	35,815	3,327.3
First Floor	35,815	3,327.3
Second Floor	29,425	2,733.7
Third Floor	29,425	2,733.7
Fourth Floor	29,425	2,733.7
Fifth Floor	29,425	2,733.7
Service Towers - Total	5,503	511.2
Offices	2,574	239.2
B. Central Link Building Single Storey (Backing Plant)	18,221	1,692.8
C. Single Storey Warehouse Extension and Link Building (1995)	24,535	2,279.4
D. Single Storey Warehouse (2001)	7,794	724.1
E. Outbuildings - Storage	2,432	225.9
F. Ancillary Accommodation Works Entrance, Services, Boiler House, WC's, Ex-Engine House, Mechanics Shop etc	10,455	971.2
Total Internal Area	260,844	24,233.2
Mill Building No.2	SQ FT	SQ M
A. Multi-storey section		
Ground Floor	40,796	3,790.1
First Floor	40,796	3,790.1
Second Floor	31,585	2,934.3
Third Floor	31,585	2,934.3
Fourth Floor	31,585	2,934.3
Fifth Floor	31,585	2,934.3
Service Towers - Total	4,344	403.6
B. Single Sided Open Plan Bale Store	2,432	226.0
C. Modern Single Storey Production Bay	25,127	2,334.4
D. Single Storey Open Sided Bale Store and Gatehouse	4,802	446.1
E. Ancillary Accommodation Works Entrance, Services, Rest Room Storage, Lofty Engine House	7,986	741.9
Total Internal Area	252,623	23,469.4
Total Internal Area (Both Mills)	513,467	47,702.6



Location

The mill premises occupy a substantial site in a mainly residential area off Manchester Road (A572) on the eastern side of Leigh. Access is gained to the site via Park Lane, a short residential street from Manchester Road that leads directly to the A580 East Lincs Road approximately one mile to the south. There is alternative access to the rear of the site through Hall House Lane which also links to Manchester Road.



Services

All mains services are connected to the site and whilst there some is inter-linking of services, both mills have a substantial degree of independence.

We understand that there is a separate sprinkler system and lift to each mill.

Planning

There has been a preliminary discussion with Wigan Council Planning Department and we understand that the premises are Grade II* listed buildings which have the benefit of its established industrial use for planning purposes.

Rating

Purchasers/occupiers are advised to make their own enquiries: Wigan Council 01942 828 632, businessrates@wigan.gov.uk

Terms

The premises are available on a Leasehold or Freehold basis. Consideration will be given to sub-dividing the premises to suit an occupier / purchasers requirements. Please contact the sole agents for further details.

Rent / Price

On application to the sole agent.

VAT

VAT will be charged at the prevailing rate.

Viewing

Strictly by appointment through the sole agent.

Wigan offices: 01942 252803 Manchester offices: 0161 237 1873

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