

NEW GRADE A INDUSTRIAL & LOGISTICS PARK

# HEXAGON PARK, BOLTON

UNITS FROM  
15,000-330,000 SQ FT  
FOR SALE / TO LET

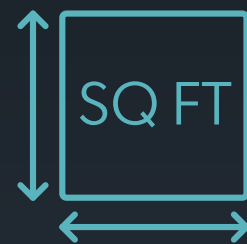
PLANNING CONSENT  
SECURED FOR 1M SQ FT



Prime logistics and  
manufacturing  
location J6 M61



Part of the Places  
for Everyone  
Master Plan



Future phases to  
provide a total  
of 4M SQ FT



Enhanced  
green spaces



Infrastructure works  
underway. Buildings  
available from Q1 2027



**A6, J6 M61**

Wingates Industrial Estate, Chorley Road, Bolton BL5 3LZ

/// BECAME.POLITE.ALWAYS

Harworth

# Master Plan

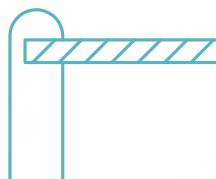


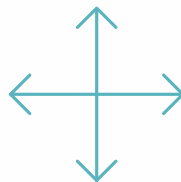
LARGER FOOTPRINTS ARE AVAILABLE FOR DELIVERY ON FUTURE PHASES

PLOT 4 2.6 ACRES SUITABLE FOR AMENITIES (STP)

  
Targeting minimum EPC A

  
Target minimum BREEAM Excellent

  
Secure gated units

  
Open plan office fit out

  
Enhanced green spaces

  
EV charging & PV Installed

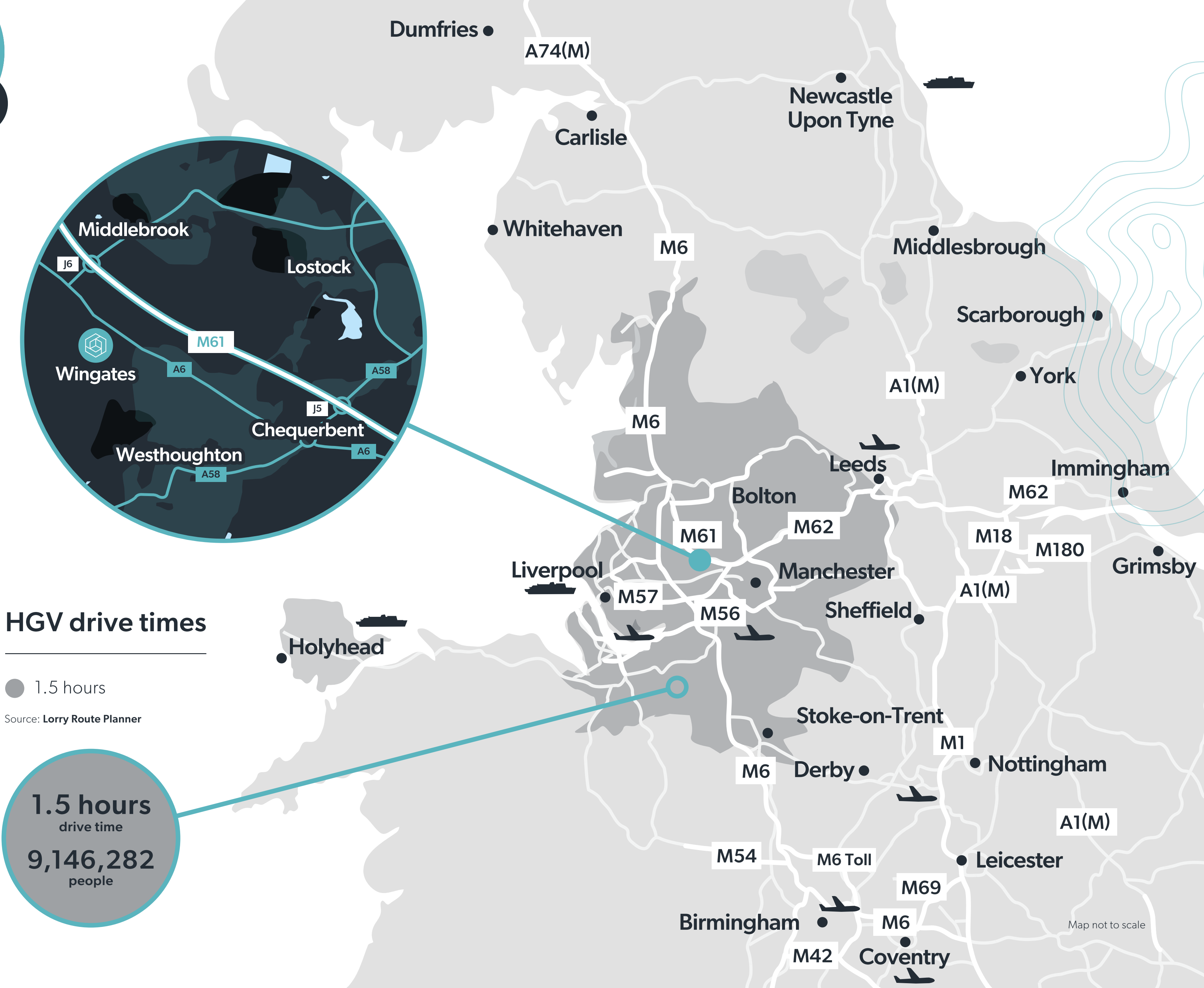
Master Plan is indicative.

HEXAGON PARK | BOLTON BL5 3LZ

# Location

## Primed for regional and national reach

|                       | Minutes | Miles |
|-----------------------|---------|-------|
| Major Routes          |         |       |
| A6 (direct access)    | -       | -     |
| M61 J6                | 3       | 1     |
| M61 J5                | 6       | 2     |
| 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  |



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Chorley Road, Bolton BL5 3LZ

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For further information,  
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**B8**

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**HEXAGON  
PARK**

**Harworth**