



**Unit 3 Armstrong Point, Swan Lane,  
Hindley, Wigan, WN2 4AU**

**£36,000 PA**

**RG**  
Rutter Green

**TO LET**

**64 Kenyon Road**

**Wigan**

**WN1 2DQ**

**[www.ruttergreen.co.uk](http://www.ruttergreen.co.uk)**

**[hello@ruttergreen.co.uk](mailto:hello@ruttergreen.co.uk)**

**01942 367915**

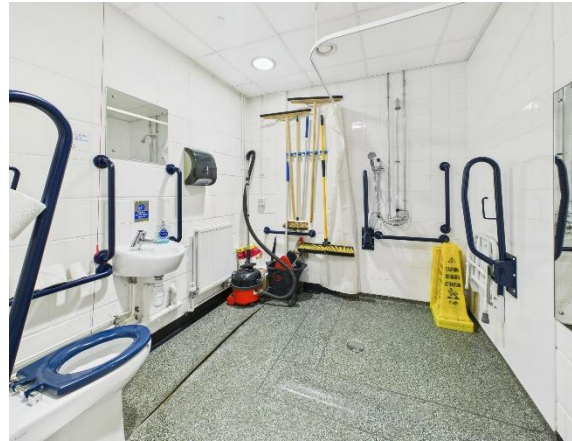
## Unit 3, Armstrong Point, Swan Lane, Hindley, WN2 4AU

- First zero-energy cost industrial business park in the UK
- Highest BREEAM outstanding (Industrial) in the world – 2013
- Substantial savings on energy costs for tenants
- Solar Hot Water Heating
- Electric Vehicle Charging point
- Secure site with Secure by Design accreditation
- All units have achieved A+ zero rated Energy Performance Certificates
- High specification units
- State of the art- Green technologies

### Property Summary

This commercial unit is located within the first zero-energy cost industrial business park in the UK, designed to provide substantial savings on energy costs for tenants. The site boasts the highest BREEAM Outstanding rating (Industrial) in the world as of 2013, reflecting its commitment to sustainability and efficiency. Each unit is equipped with solar hot water heating and has achieved an A+ zero-rated Energy Performance Certificate, ensuring optimal energy performance. The secure site holds a Secure by Design accreditation, offering peace of mind for businesses.

VAT and Service Charge applicable.





If you would like to arrange a viewing of this property, please contact our showroom at

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**Wigan**

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Additional information on this property is available at

**[www.ruttergreen.co.uk](http://www.ruttergreen.co.uk)**



## Disclaimer

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. We ask our clients to check their own sales particulars and verify the information is correct. Fixtures, fittings and appliances have not been tested and therefore we can give no guarantees that they are in full working order. All measurements and land sizes are quoted approximately. Tenure should be established with your Solicitor and Council Tax band with Wigan Council.

