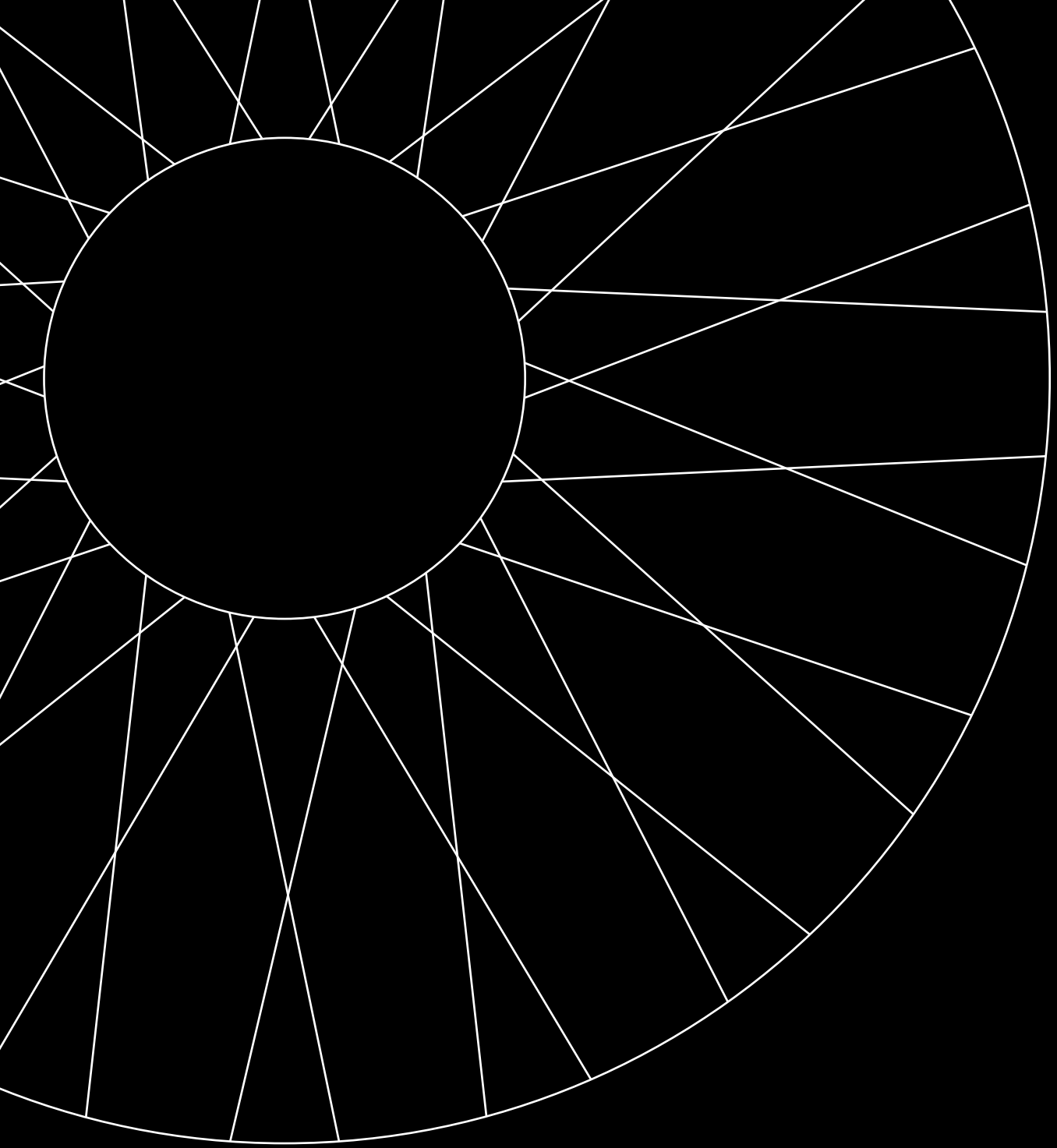


PLP

PLP ASTLEY

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

New Logistics / Warehousing Scheme

3 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.

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

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

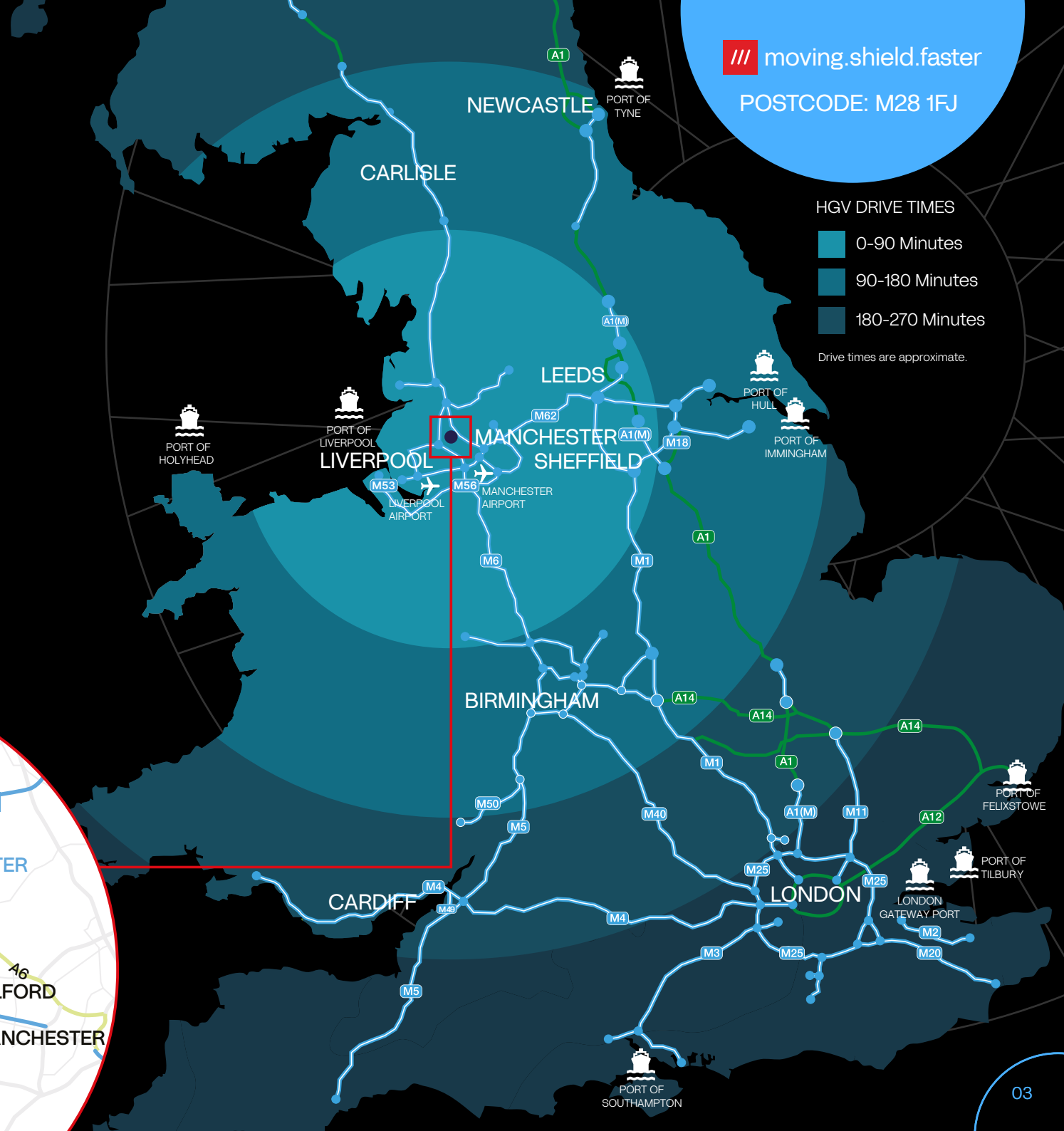
Manchester Airport	35 minutes	20 miles
Liverpool Airport	40 minutes	23 miles

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



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%**

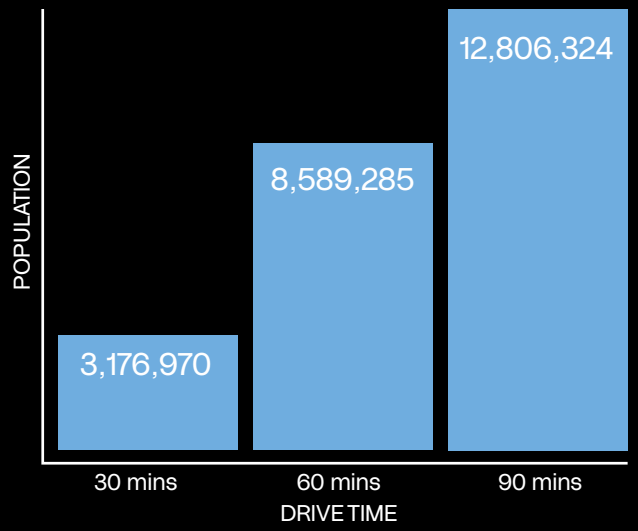
8.2m working age population within **90 mins drive time**

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

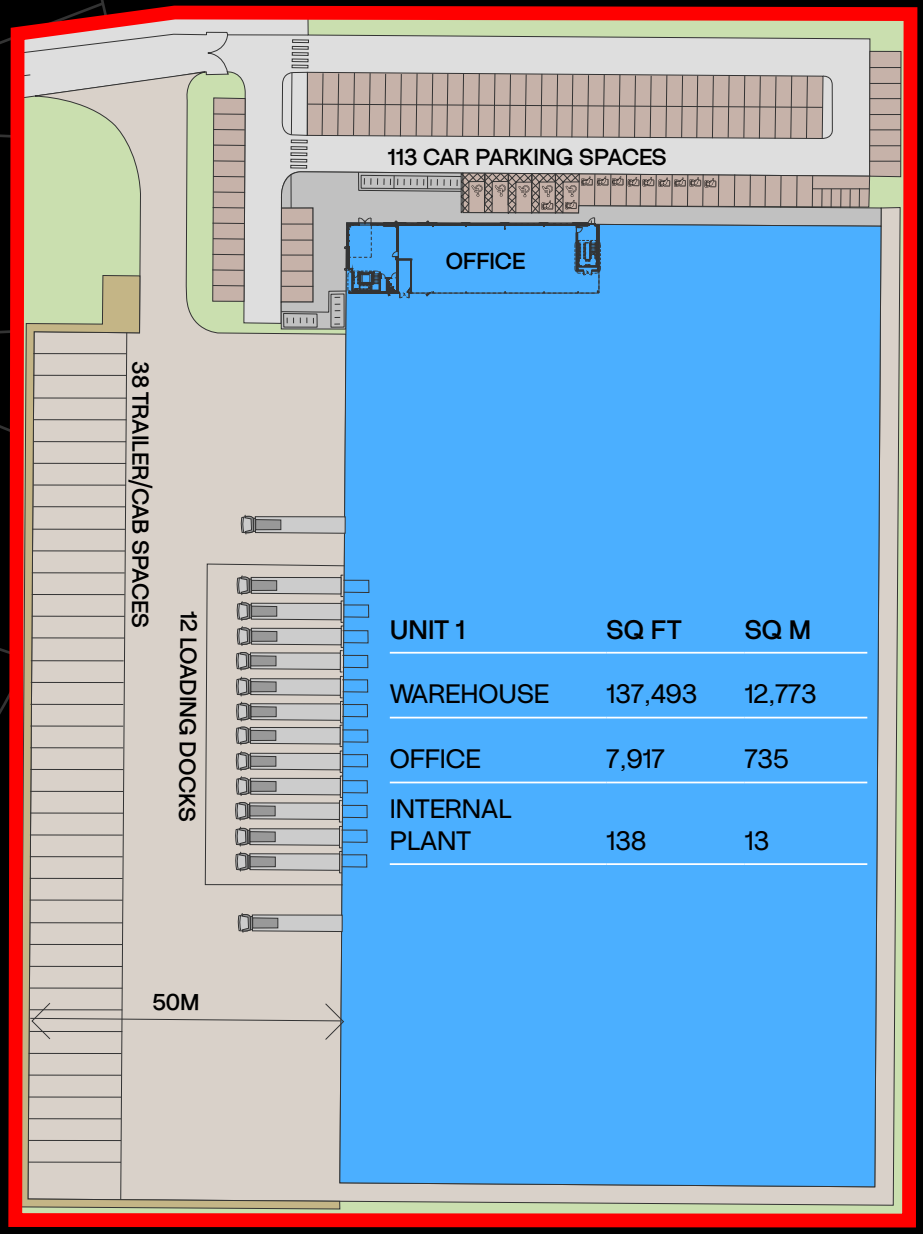
UNIT 3	SQ FT	SQ M
WAREHOUSE	30,767	2,858
OFFICE	4,235	393
TOTAL GIA	35,092	3,260

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 1	SQ FT	SQ M
WAREHOUSE	137,493	12,773
OFFICE	7,917	735
INTERNAL PLANT	138	13

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

10m haunch height

4 Level access loading doors

30 car parking spaces

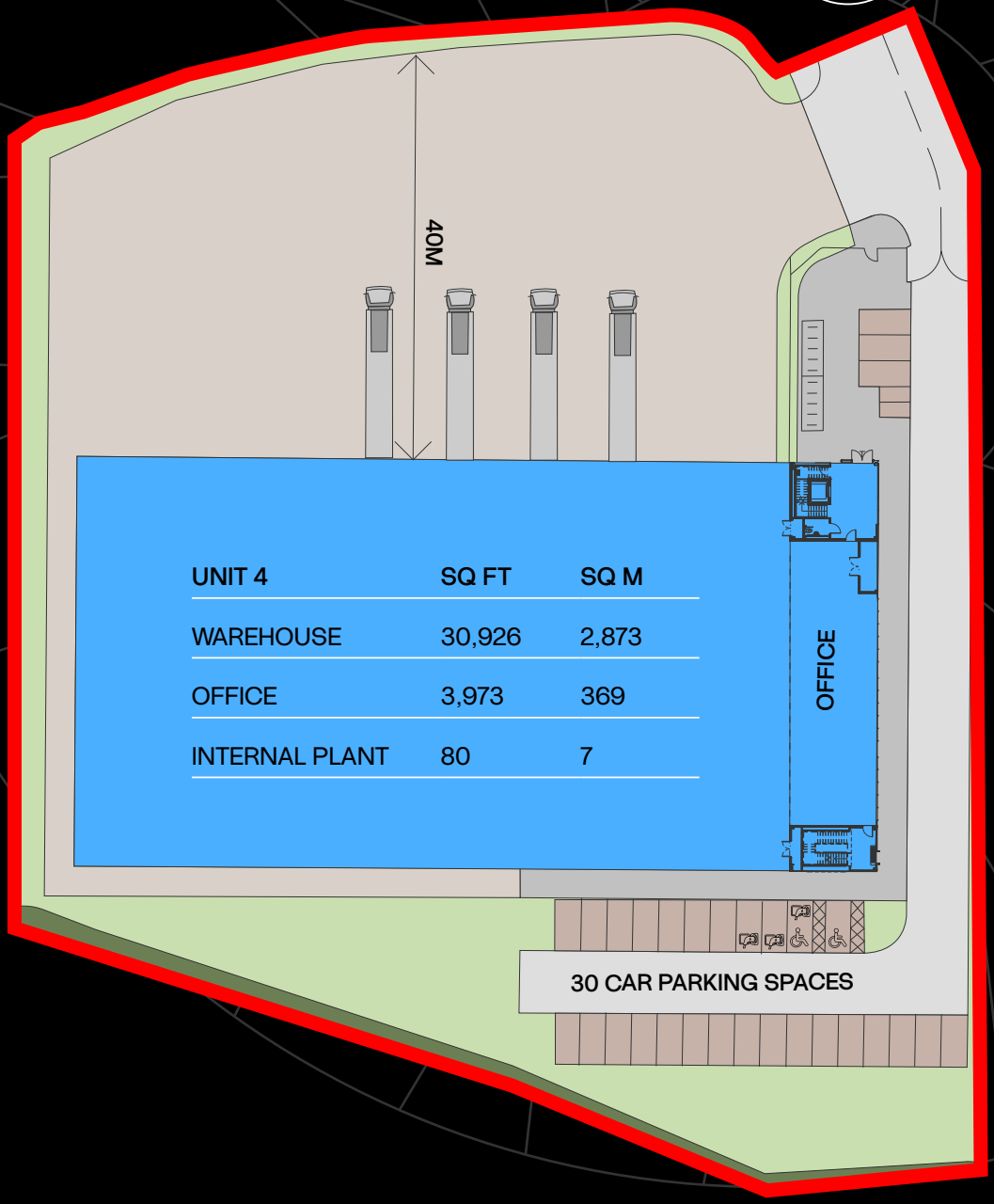
HGV parking

40m secure yard

11% offices content in reception / first floor

170 kva power

2.2 ACRE SITE



UNIT 4	SQ FT	SQ M
WAREHOUSE	30,926	2,873
OFFICE	3,973	369
INTERNAL PLANT	80	7

INVESTING IN SUSTAINABLE PROPERTY

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

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 <400kgCO2/m2).

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.*

- 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

*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.

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

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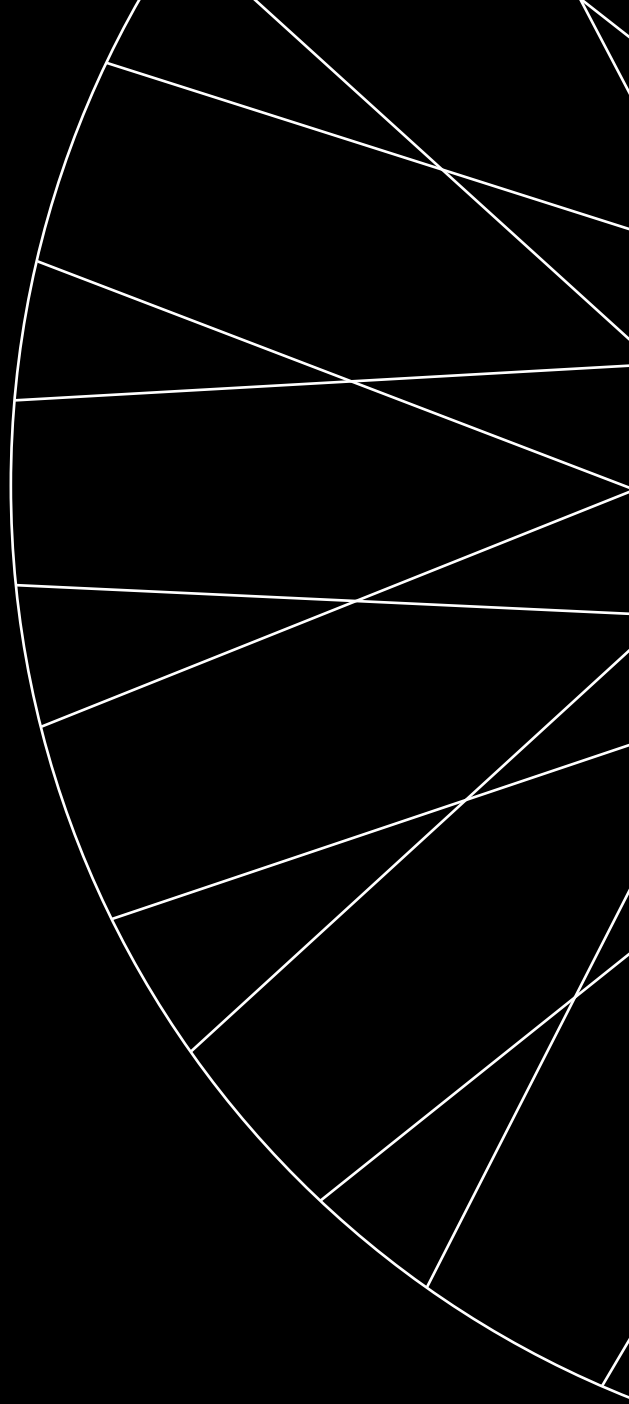

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