



XPO TRANSPORT SOLUTIONS (SITE A)

Greenfold Way, Leigh,
Greater Manchester, WN7 3BD

**SINGLE-LET, VERY LOW
SITE COVER, LOGISTICS
INVESTMENT**



INVESTMENT SUMMARY

- Single-let, very low site cover, logistics investment comprising 41,766 sq ft (GIA) warehouse, with two-storey ancillary offices, a vehicle workshop, HGV docking, and a large secure surfaced yard, on a self-contained 8.07 acre site.
- Strategically located on Leigh Business Park, adjacent the A580 (East Lancashire Road) and c. 4 miles from Junction 23 of the M6, in the established Manchester / Warrington logistics corridor.
- Low site cover of c. 13.4%, leaving a substantial surplus yard that underpins significant Industrial Outdoor Storage (IOS) value and long-term intensification / last-mile optionality.
- Let in its entirety to XPO Transport Solutions UK Limited on a full repairing and insuring lease, subject to a photographic Schedule of Condition.
- The tenant has recently committed to a new five-year term to 30 June 2031 at £570,000 per annum, stepping contractually to £625,000 per annum from 1 July 2027 with no rent-free period. Vendor to top up rent to £625,000 per annum from completion.
- Tenant-only break at 1 July 2029 (six months' notice); the lease is inside the Landlord & Tenant Act 1954.
- Strategic and intensively-used site, occupied by the tenant in excess of 25 years, which operates 24hrs Mon-Fri, and 9am-6pm on weekends. Asset includes on-site vehicle maintenance unit, one of two for XPO in the North-West.

- Strong national / international logistics covenant: XPO Transport Solutions UK Limited is part of XPO, Inc. (NYSE: XPO) and reported revenue of £785m (+10% YoY) and net assets of £123m for the year to 31 December 2025.
- Reversionary: the passing rent sits below ERV, offering the ability for further income enhancement.

Marketing Rent	£625,000 pa
ERV (reversion)	£670,524 pa
Building (GIA)	41,766 sq ft
WAULT to break / expiry	2.85 / 4.85 years

**REVERSIONARY, LOW-SITE
COVER ASSET OFFERING
INCOME GROWTH AND
POTENTIAL FOR SITE
INTENSIFICATION**

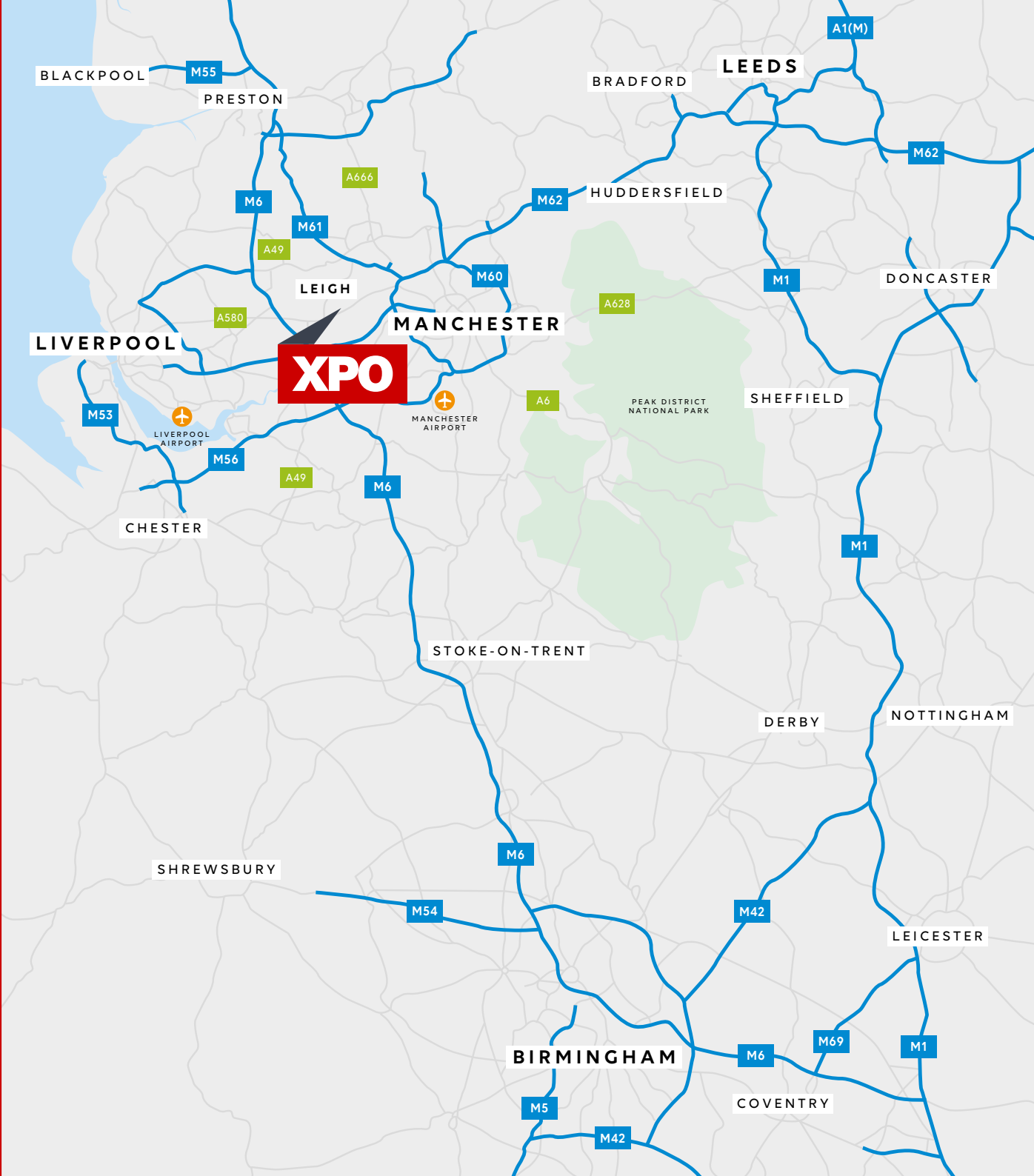


LOCATION & CONNECTIVITY

Leigh is an established commercial town in Greater Manchester, part of the Metropolitan Borough of Wigan, within the core of the North-West's logistics and distribution geography. The property occupies a self-contained site on Leigh Business Park, off Greenfold Way to the north of Hope Carr Lane.

The property benefits from immediate access to the A580 East Lancashire Road - the principal dual-carriageway linking Liverpool and Manchester - and lies approximately 4 miles from Junction 23 of the M6. The M60 orbital motorway and the wider network (M62 / M61) are within short reach, placing the property centrally between the Manchester, Warrington and Wigan industrial markets and their substantial labour pools.

DESTINATION	DISTANCE
M6 (JUNCTION 23)	4 miles
WIGAN	7 miles
M60 ORBITAL	9 miles
WARRINGTON	11 miles
MANCHESTER CITY CENTRE	15 miles
MANCHESTER AIRPORT	20 miles
LIVERPOOL	24 miles
PORT OF LIVERPOOL	28 miles





SITUATION

The property occupies a prominent, self-contained position on Leigh Business Park, an established industrial and logistics location. Access is taken off Greenfold Way via gated entrances, with the site benefiting from full-perimeter security fencing and extensive yard and vehicle circulation.

The surrounding area is characterised by industrial, distribution and trade occupiers. Nearby occupiers include RJM International, Cavendish Pharmaceuticals and Leighton Packaging, reflecting the estate's established B2 / B8 character and its appeal to logistics and manufacturing operators.

DESCRIPTION

The property comprises a detached, steel portal-frame warehouse facility with two-storey ancillary offices and an integral vehicle maintenance unit, providing 41,766 sq ft (GIA). It was originally developed in the early 1990s, with the surfaced yard subsequently extended, and is fully operational.



DUAL-SPAN STEEL
PORTAL FRAME WITH
A MINIMUM CLEAR
INTERNAL HEIGHT
OF 8 METRES



SIX RECESSED DOCK-
LEVEL LOADING
DOORS (WITH DOCK
LEVELLERS) PLUS
THREE LEVEL-ACCESS
DOORS



POWER-FLOATED,
GROUND-BEARING
REINFORCED-
CONCRETE FLOOR
SLAB



TWO-STOREY
ANCILLARY OFFICES



LARGE SECURE,
SURFACED YARD
IN REINFORCED-
CONCRETE BAYS



FULL-PERIMETER
GALVANISED
PALISADE FENCING
AND GATED ACCESS



SUBSTANTIAL HGV
CIRCULATION,
TRAILER AND
VEHICLE PARKING;
MACADAM CAR
PARKING FOR 73
CARS, AND 4 EV
CHARGE BAYS.



EPC RATING B(39)



INTENSIVELY USED SITE, XPO OPERATES 24HRS
MONDAY TO FRIDAY, AND 9AM-6PM ON WEEKENDS



HIGHLY STRATEGIC SITE, WHICH INCLUDES ONE OF TWO VEHICLE
MAINTENANCE UNITS IN THE NORTH-WEST FOR XPO



ACCOMMODATION & SITE

The premises have been measured by Lane & Frankham in accordance with the RICS Code of Measuring Practice (6th Edition). We detail below the floor areas.

FLOOR / ELEMENT	GIA (SQ M)	GIA (SQ FT)	NOTES
Ground	3,580.8	38,543	Warehouse, workshop & ancillary
First	299.4	3,223	Offices
TOTAL (BUILDING)	3,880.2	41,766	
Canopy (covered)	804.8	8,663	Excluded from GIA
Demised site area	6.94 acres (302,306 sq ft)		Net useable area: 5.92 acres
Vacant land (northeast)	1.13 acre (49,223 sq ft)		
TOTAL SITE AREA	8.07 acres (351,529 sq ft)		

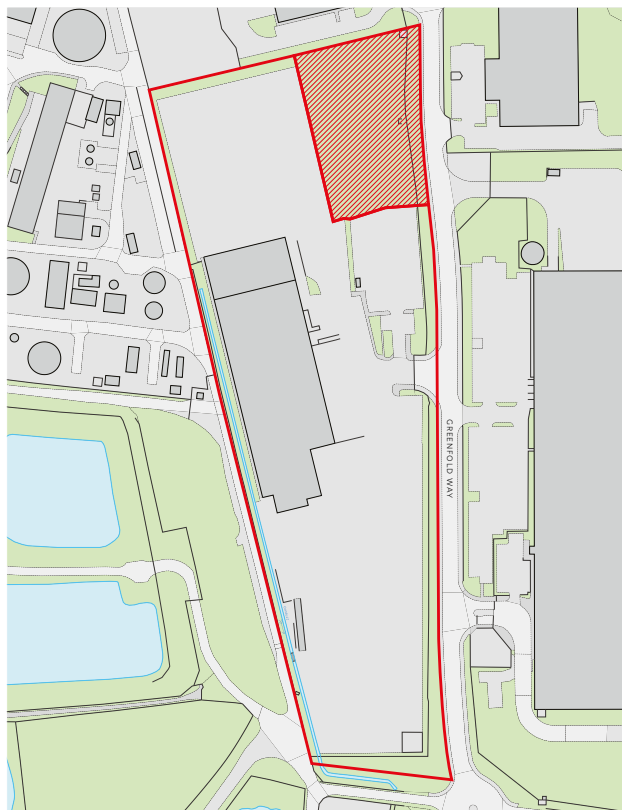
The low site cover of c. 13.4% leaves a substantial surplus yard, which underpins the property's Industrial Outdoor Storage (IOS) value and offers long-term intensification and last-mile potential.



TENURE

The property is held freehold.

Part of the site, hatched in red on the site plan, is not demised to the occupational tenant and is therefore a value add opportunity for the Landlord.



Not to scale. For identification purposes only. This plan is based upon the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office. Crown Copyright reserved



For indicative purposes only

TENANCY

The property is let in its entirety to XPO Transport Solutions UK Limited for a term expiring 30th June 2031 (recently renewed on 5 year term). The passing rental is £570,000 per annum with a contracted fixed uplift to £625,000 per annum from 1st July 2027, the vendor is topping up the rent to £625,000 from completion. The tenant has an option to break on 1st July 2029 on 6 months notice. The lease is subject to a photographic schedule of condition.



XPO OWNED-BUSINESSES HAVE OCCUPIED THE PROPERTY PRIOR TO 2000, DEMONSTRATING A LASTING COMMITMENT TO THE PROPERTY

COVENANT

XPO Transport Solutions UK Limited (Company No. 06634081), the UK road-transport and distribution arm of XPO, Inc. (NYSE: XPO) - a leading asset-based less-than-truckload (LTL) freight group operating from around 614 locations across 17 countries with c. 38,000 employees.

XPO employ over 130 staff on this site, and facilitate several large contracts from the facility including Porsche, Mercedes-Benz, and Coca-Cola.

In the year end to 31 December 2025, company revenue grew by 10% (+£72m) due to new business won and increased volumes from existing customers. The operating profit deceased by £9.5m partly due to prior year significant one-off items. Profit before tax decreased reflecting lower operating profit, but also due to increased lease interest expense from expansion of property and vehicle leases to support revenue growth. Further impairment was derived from investment into a subsidiary company.



£'000 (YEAR ENDED 31 DECEMBER)	2025	2024	2023
Revenue	784,821	712,972	641,231
Operating profit	20,184	29,690	12,957
Profit before tax	4,356	22,632	7,789
Profit after tax	2,215	17,876	6,438
Shareholders' funds (net assets)	122,534	120,319	103,193
Cash at bank & in hand	27,021	37,563	13,295
Average employee numbers	4,776	4,412	4,065



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MARKET COMMENTARY & COMPARABLES

The North-West Industrial Outdoor Storage and logistics market is characterised by persistent occupier demand and constrained supply. Prime North-West warehouse rents stand at c. £9.50 – £14.50 per sq ft.

PROPERTY	TENANT / TYPE	DATE	GIA (SQ FT)	HEADLINE (PSF)
Units 8-9, Lowry Park, Manchester	CAF Rail / OML	Jul-2026	56,009	£14.50
Trident Business Park, Warrington	Topgrade Sportswear Limited / OML	May-2026	79,987	£12.25
Haydock 140, Haydock	AVK / OML	Mar-2026	138,340	£12.50
2 Omega Drive, Cadishead	Media Co Group / OML	Oct-2025	60,883	£9.50
Widnes 54	Yusen Logistics / OML	Sept-2025	54,456	£9.50
T150, Trafford Park	Tesla / OML	Sept-2025	149,819	£10.95
Trident Business Park, Warrington	Regency Glass / OML	Jun-2025	45,486	£12.75

MARKET RENTAL VALUE

COMPONENT	AREA (SQ FT)	MARKETING RENT (£625,000)	MARKETING RENT (ANALYSIS)	ERV	ERV RATE
Building GIA	41,766	£334,128	£8.00 psf	£375,894	£9.00 psf
Canopy (25% of GIA rate)	8,663	£17,326	£2.00 psf	£19,492	£2.25 psf
Useable net overage (>40% cover)	152,855 / 3.51 acres	£273,546	£78,000 per acre	£275,138	£78,000 per acre
TOTAL		£625,000		£670,524	

INVESTMENT CONSIDERATIONS



STRATEGIC LOCATION WITHIN
4 MILES OF JUNCTION 23 OF
THE M6 IN THE ESTABLISHED
MANCHESTER / WARRINGTON
LOGISTICS CORRIDOR



VERY LOW SITE COVER OF
C. 13.4%, WITH HUGE POTENTIAL
FOR INTENSIFICATION



EXCELLENT TENANT
COVENANT PROFILE



RECENTLY RE-GEARED
SHOWING TENANT
COMMITMENT TO THE
BUILDING



REVERSIONARY OFFERING THE
ABILITY FOR FURTHER INCOME
ENHANCEMENT

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FURTHER INFORMATION

Data Room

Access to a data room containing title information, lease, Schedule of Condition, measured survey, Phase 1 environmental is available on request.

EPC

B(39).

VAT

The property is understood to be elected for VAT; it is anticipated the sale will be treated as a transfer of a going concern (TOGC). To be confirmed.

AML

In accordance with anti-money laundering regulations, certified identification documents and confirmation of the source of funding will be required from the successful purchaser.

PROPOSAL

Seeking offers in excess of £8,360,000 reflecting a net initial yield of 7.00% (after standard purchasers costs) with an estimated reversionary yield of 7.50% assuming our opinion of Market Rental Value.

CONTACT

**Joiner
Cummings**

For further information or to arrange an inspection, please contact the sole selling agents, Joiner Cummings:

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Misrepresentation Act 1967

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