



# TOWNGATE BUSINESS CENTRE

MANCHESTER ROAD WEST, WALKDEN **M38 0PT**

## TO LET



**ON SITE NOW  
COMPLETION APRIL 2024**

SIX BRAND NEW INDUSTRIAL/  
WAREHOUSE UNITS

## 5,450-45,695 SQ FT



[www.towngatebusinesscentre-walkden.co.uk](http://www.towngatebusinesscentre-walkden.co.uk)

 **TOWNGATE PLC**

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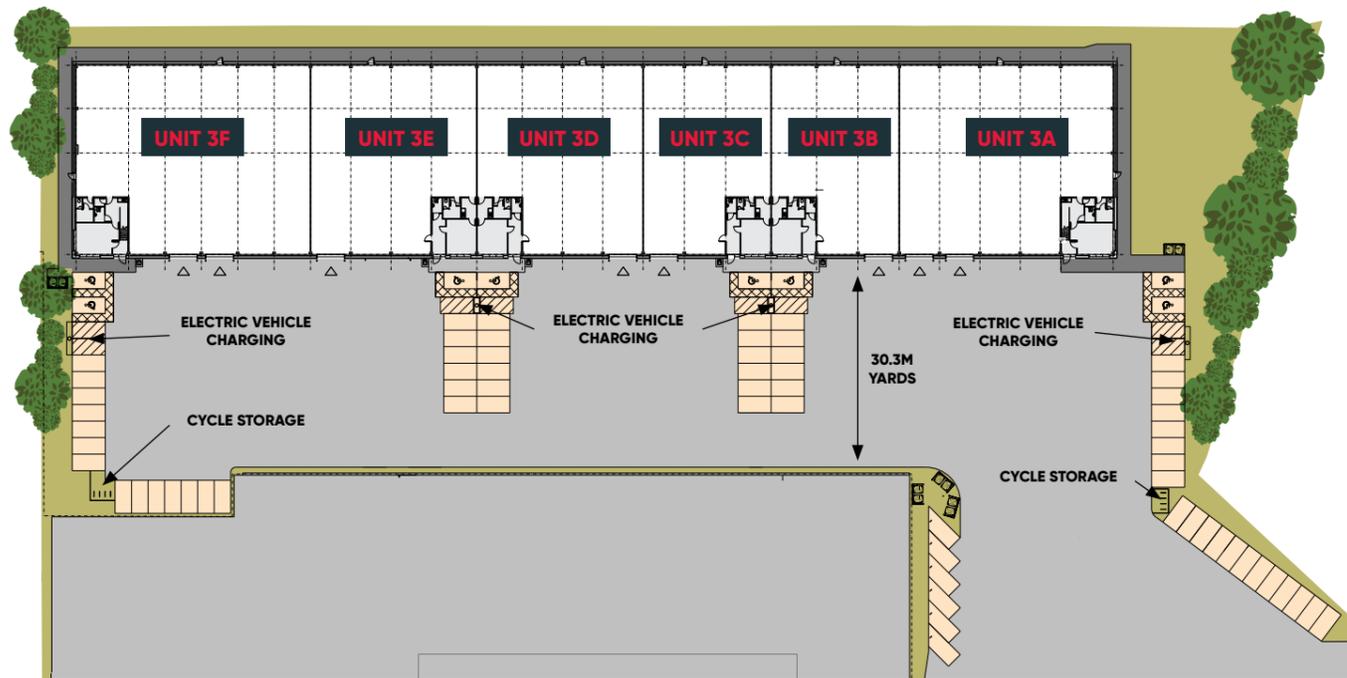
## SIX BRAND NEW INDUSTRIAL/ WAREHOUSE UNITS

# 5,450 – 45,695 SQ FT

### DESCRIPTION

Units 3A-F will provide a development of 6 brand new industrial/warehouse units ranging between 5,450 and 10,745 sq ft, with potential to combine units up to a total size of 45,695 sq ft. Providing good yards and integral offices to each unit, Towngate Business Centre is a fully secured site, Secured by Design designated. These high specification units will target a BREEAM – very good rating.

### SITEPLAN



### ACCOMMODATION

Unit	Sq Ft	Parking
Unit 3A	8,460	12
Office Ground	700	
Office First	700	
<b>Total</b>	<b>9,860</b>	
Unit 3B	4,850	7
Office	600	
<b>Total</b>	<b>5,450</b>	
Unit 3C	4,850	7
Office	600	
<b>Total</b>	<b>5,450</b>	
Unit 3D	6,495	7
Office	600	
<b>Total</b>	<b>7,095</b>	
Unit 3E	6,495	7
Office	600	
<b>Total</b>	<b>7,095</b>	
Unit 3F	9,345	17
Office Ground	700	
Office First	700	
<b>Total</b>	<b>10,745</b>	
<b>Total</b>	<b>45,695</b>	<b>57</b>

Plus additional ancillary/visitor parking

### SPECIFICATION

#### General

- Fully secured site with single point access/egress.
- Will target a BREEAM – very good rating.
- Secured by Design designated.
- Planning Use Classes E (g) (iii) (formally B2 and B8).

#### Warehouse Units

- Haunch heights: front/loading elevation = 10.31m, rear = 7.31 m.
- 37.5kN/sq m floor loading.
- LED lighting throughout warehouse areas – potential for bespoke configuration subject to early negotiation.
- Electrically operated insulated level access doors with vision panels.

#### Offices Facilities

- High quality specification 2-storey offices to be provided to units 3A & 3F.
- Remaining offices to be high quality single storey, with provision for constructing first floor facilities without disruption of existing ground floor (structural provisions included as initial design).
- Fire detection and alarm system fully installed within each unit.

- High-efficiency LED luminaires.
- Heating/comfort cooling to office facilities.
- Double glazed, office entrance door and frame with architectural canopy above.
- Double glazing to office facilities, with additional glazing provided at first-floor level for future expansion.

#### Services

- Incoming services mains will be provided for electricity, water and drainage.
- Electricity power capacity of up to 100 KVA. per unit (more potentially available).

#### External/Yard Areas

- Total usable yard depth, including access/service road, is 30.3m.
- Dedicated yards to 3A-E at circa 22.4m depth.
- Dedicated car parking spaces/disabled spaces.
- External flood/security LED lighting.
- Low maintenance soft landscaping to surrounding areas.
- Secure cycle parking area provided.
- Electric vehicle charging units provided to each unit.
- CCTV security system TBC.



**ELECTRICALLY OPERATED INSULATED LEVEL ACCESS DOORS**



**LED LIGHTING**



**HAUNCH HEIGHTS FRONT = 10.31M, REAR = 7.31M**



**FLOOR LOADING 37.5KN/SQ M**



**POWER UP TO 100 KVA**



**HIGH QUALITY SPECIFICATION OFFICES**



**FULLY SECURED SITE WITH SINGLE POINT ACCESS/EGRESS**



**DEDICATED CAR PARKING SPACES/DISABLED SPACES**



**30.3M YARDS**



**ELECTRIC VEHICLE CHARGING UNITS PROVIDED TO EACH UNIT**

**TAILOR MADE/BESPOKE SOLUTIONS MAY BE POSSIBLE, SUBJECT TO EARLY NEGOTIATION.**

**OPTION FOR FIRST FLOOR OFFICES TO UNITS 3B-E BY NEGOTIATION.**



### ELEVATIONS



Front Elevation



Side Elevations

### PLANNING

Planning Use Classes E (g) (iii) (formally B2 and B8).

# GREEN CREDENTIALS

THE SCHEME WILL ENSURE A DECREASE IN CO2 EMISSIONS OVER STANDARD BUILDING REGULATIONS. AS A RESULT, OCCUPATIONAL COSTS TO THE END USER WILL BE REDUCED.



## THE GREEN INITIATIVES INCLUDE:



MODERN, THERMALLY EFFICIENT, CLADDING TO ROOF AND ELEVATIONS



ECONOMY AIR SOURCE HEAT PUMP HEATING/COOLING

BREEAM<sup>®</sup>

WILL TARGET A BREEAM - VERY GOOD RATING



HIGHLY ENERGY EFFICIENT LED LIGHTING



ABOVE STANDARD NATURAL DAYLIGHT GAINS WITHIN WAREHOUSE AREAS



PV SOLAR PANELS WILL BE INSTALLED, OFFERING AN ADDITIONAL COST BENEFIT TO A TENANT



EV CHARGING POINTS



SECURE CYCLE PARKING (WITH CHARGING) TO ENCOURAGE FEWER CAR JOURNEYS



WELLNESS SHOWERS

**EPC**

AIMING FOR "A" RATING





**JUNCTION 4 OF THE  
M61 MOTORWAY  
WITHIN 1 MILE**

**M38 OPT**

## LOCATION

The premises are located on Towngate Business Centre which runs off Lester Road and is accessed from Manchester Road West (A6) approximately 1 mile due west of Walkden. Junction 4 of the M61 Motorway lies within 1 mile of the premises via the A6 which in turn provides immediate access to the North West motorway network. The premises are approximately 8 miles north west of Manchester City Centre and 3 miles south of Bolton.

Nearby Ellesmere Shopping Centre & Walkden town centre provide a variety of amenities together with Aldi, Costa and a number of pub/restaurants at Junction 4/M61.

## DRIVE TIMES

M61 (J4)  
Walkden/Ellesmere Shopping Centre  
M60  
M62  
Bolton  
Middlebrook Retail Park  
Manchester City Centre  
M6  
M65  
Manchester Airport  
Preston

<b>3 mins</b>	<b>1 mile</b>
<b>6 mins</b>	<b>2 miles</b>
<b>10 mins</b>	<b>3 miles</b>
<b>14 mins</b>	<b>4 miles</b>
<b>12 mins</b>	<b>5 miles</b>
<b>9 mins</b>	<b>6 miles</b>
<b>18 mins</b>	<b>10 miles</b>
<b>20 mins</b>	<b>11 miles</b>
<b>22 mins</b>	<b>17 miles</b>
<b>22 mins</b>	<b>19 miles</b>
<b>30 mins</b>	<b>22 miles</b>

## WHAT3WORDS /// ORCHESTRA.SCARF.

## TERMS

The properties are available on new full repairing lease terms.

## EPC

Aiming for "A" rating.

## VAT

All figures quoted will be subject to VAT where applicable.

## VIEWING/FURTHER INFORMATION

Please contact the Joint agents:

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