

Unit 2

Towngate Business Centre

71,913 Sq Ft (6,680.9 Sq M)

Manchester Road West, Walkden, M38 0PT



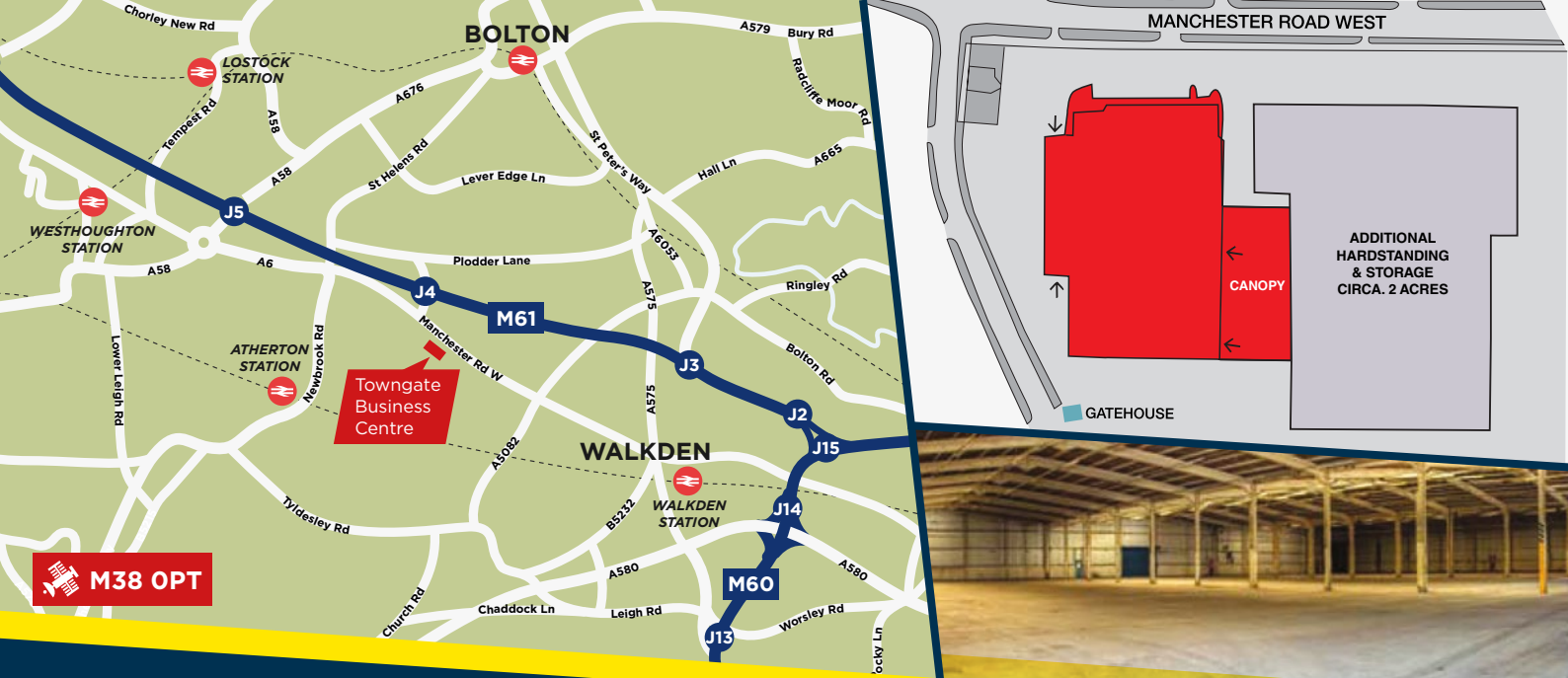
*This image is for indication purposes only and is part CGI.

TO LET

Modern Warehouse Unit

- Potential for 700 kVA power
- Offices
- 4 roller shutter doors with covered loading
- Manned security and a comprehensive CCTV system
- **Plus Additional Hardstanding & Storage Circa. 2 Acres if required**





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.

Description

The premises comprise a modern warehouse/industrial unit of steel portal frame construction, constructed in 3 bays under a pitched and insulated roof incorporating translucent roof lights. The available unit benefits from the following :-

- The unit is to be fully refurbished
- Internal eaves height of 6.20m (20ft)
- Loading via 4 no. drive-in loading doors
- Canopy area available to the rear of the unit

- Heating and lighting throughout
- Large power supply of up to 700 KVA
- Single storey office and welfare accommodation
- Fully secure site with gated access, manned security and CCTV
- Excellent external yard and parking areas

Accommodation

The unit provides the following areas;

Warehouse	52,282 Sq Ft	4,857.10 Sq M
Office	5,258 Sq Ft	488.48 Sq M
Canopy/Extension	14,373 Sq Ft	1,335.32 Sq M
TOTAL	71,913 Sq Ft	6,680.9 Sq M

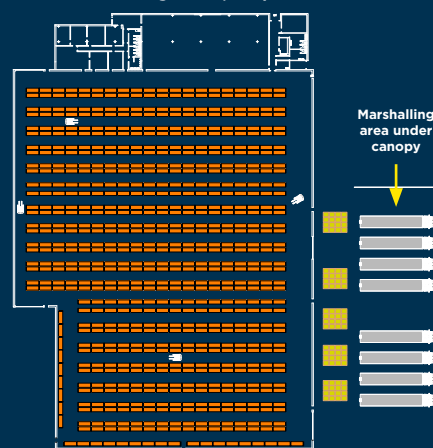
Racking

Racking plans are available upon request, showing a range of layouts as required.

Additional Land

An additional 2 Acres of hardstanding and storage land can be made available with the unit, subject to a separate negotiation on suitable terms.

Illustrative Racking Plan 5,528 pallets



Security

The site is fully secure with a gated, manned entrance and CCTV.

Services

All mains services are connected to the unit, including a large 3 phase power supply of up to 700 KVA.

Terms

The property is available by way of a new Full Repairing and Insuring Lease for a term to be agreed.

Viewings

Strictly by appointment with the joint agents.

LITTLER & ASSOCIATES
 0161 237 1873
www.littlerandassociates.co.uk

Andrew Littler
andrew@littlerandassociates.co.uk
 or Tracy Myers
tracy@littlerandassociates.co.uk

CUSHMAN & WAKEFIELD
 0161 235 8998
cushmanwakefield.co.uk

Rob Taylor
rob.p.taylor@cushwake.com
 07825 193365

B8
 0161 375 6000
www.b8re.com

Paul Thorne
paul@b8re.com

TOWNGATE PLC
 Tom Lamb
 01484 715635

Misrepresentation Act 1967. Unfair Contract Terms Act 1977
 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. June 2020. RB&Co 0161 833 0555.
www.richardbarber.co.uk