

# Unit 3

## Towngate Business Centre

### 4,000 Sq Ft

Manchester Road West, Walkden, M38 0PT



## TO LET

### Garage/Workshop Unit

- To be Fully Refurbished
- Yard
- Including offices
- On-site security including a comprehensive CCTV System
- Excellent access Junction 4 M61





## 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 comprises a unit of steel portal frame construction with part brick work internal elevations along with lined and insulated PMS cladding.

The roof comprises double skin and incorporates single skin translucent strip lights and heating via electric storage heaters. Access to the unit is provided by 5 roller shutter loading doors to the front of the unit. To the side elevation of the unit is a general office with WC and kitchen facilities. a good sized fenced yard.

The site is covered by manned Security and CCTV. All main services are available to the premises including gas and ample three phase electricity.

## Accommodation

Unit	Sq ft	Sq M
3	4,000	372

\* includes offices

## EPC

A EPC is available on request.

## Rental

On application.

## Service Charge

The tenant will be responsible for a service charge to contribute towards the cost of services and insurances provided by the landlord.

## Rates

Further details are available from the letting agents, [www.towngate.plc.uk](http://www.towngate.plc.uk) or alternatively via the Local Rating Authority who can be contacted at [www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates).

## VAT

VAT will be charged as applicable.

## Viewings

Strictly by appointment only with the landlord Towngate Plc or one of the joint agents below.



Tom Lamb  
[tom\\_lamb@towngate.plc.uk](mailto:tom_lamb@towngate.plc.uk) or  
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