

# Units 4A-F

## Towngate Business Centre

### 5,500 - 33,000 Sq F

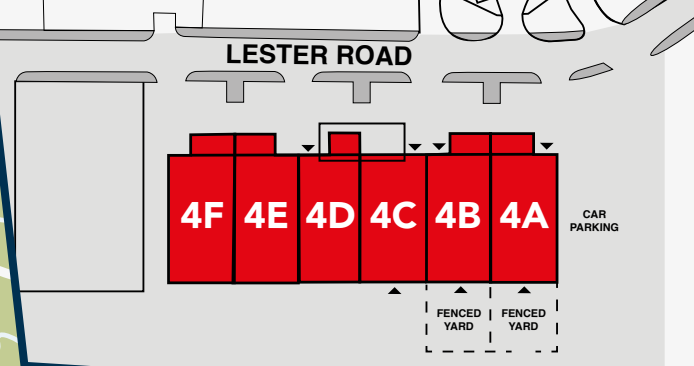
Manchester Road West, Walkden, M38 0PT



## TO LET

### Industrial/Warehouse Units

- Rear 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 comprise units 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 each unit is provided by 1 x sliding concertina and 1 x roller shutter door to the front and rear of the premises. To the front elevation of each unit is a general office with WC and kitchen facilities. To the rear is a good sized 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
A	5,500	511
B	5,500	511
C	5,500	511
D	5,500	511
E	5,500	511
F	5,500	511
<b>Total</b>	<b>33,000</b>	<b>3,066</b>

Units 4A & 4B have their own fenced yards at the rear of the property and 4A benefits from parking to the side.

## EPC

The premises have an EPC rating of D82.

## 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  
 Julia Ford  
[julia\\_ford@towngate.plc.uk](mailto:julia_ford@towngate.plc.uk)



Andrew Littler  
[andrew@littlerandassociates.co.uk](mailto:andrew@littlerandassociates.co.uk) or  
 Tracy Myers  
[tracy@littlerandassociates.co.uk](mailto:tracy@littlerandassociates.co.uk)



Rob Taylor  
[rob.p.taylor@cushwake.com](mailto:rob.p.taylor@cushwake.com)