

# To Let

2,402 – 56,449 sq ft approx  
(223.14 – 5,244.08 sq m approx)



Industrial / Warehouse Accommodation

## Warth Industrial Park

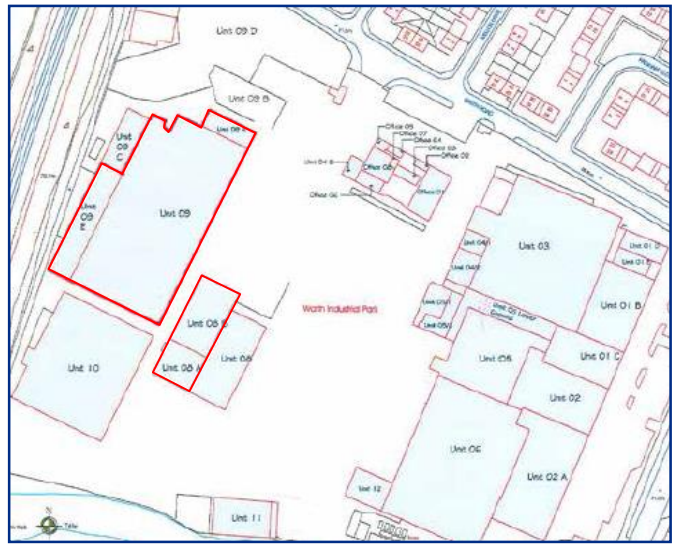
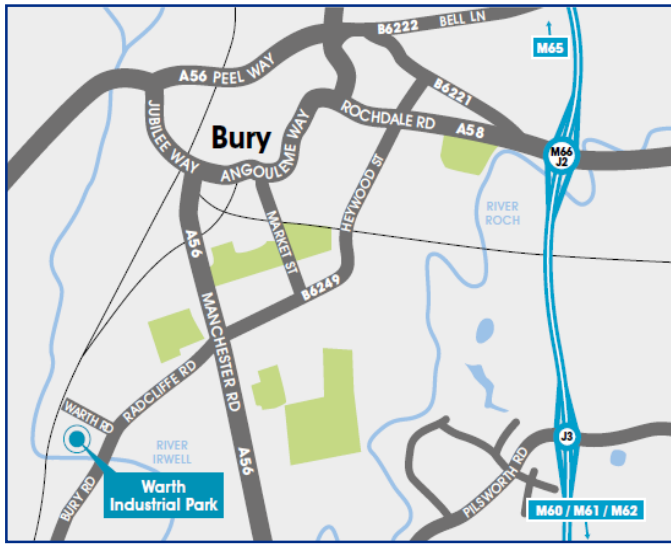
Radcliffe Road

Bury

BL9 9NB

**dh** DAVIES HARRISON  
REAL ESTATE

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## SITUATION

Warth Industrial Park is located fronting Radcliffe Road, Bury just off the A56 Manchester Road. The estate has access to J2, M66 Motorway which is approximately 2 miles to the north-east and also J17, M60 which is approximately 3 miles to the south.

Bury town centre is less than a mile to the north-east, Radcliffe town centre is approximately 1.5 miles to the south-west and Manchester City Centre is approximately 8 miles due south. The estate is approached via Warth Road.

## DESCRIPTION

The properties are currently undergoing a scheme of refurbishment and currently provide the following:

**Units 8A/8B** comprise a series of concrete portal frame units. The floors are concrete and there are offices and toilets available. The eaves height is 4.6m. Access is via roller shutter doors to the front elevation.

**Units 9/9A/9E** comprise a series of steel and concrete portal frame units. The floors are concrete and there are offices and toilets available. The eaves heights vary between 5.5m to 8.3m. Access is via roller shutter doors to the front elevation.

## ACCOMMODATION

The accommodation has the following approximate gross internal areas:

	Sq ft	Sq m
Unit 8A	2,402	223.14
Unit 8B	4,270	438.47
<b>Total Units 8A / 8B</b>	<b>7,122</b>	<b>661.62</b>

	Sq ft	Sq m
Unit 9A	4,072	378.28
Unit 9/9E	45,255	4,204.18
<b>Total Units 9 / 9A / 9E</b>	<b>49,327</b>	<b>4,582.46</b>

## TERMS

The premises are available by way of new full repairing and insuring leases for terms to be negotiated. The premises can also be let as individual units.

## RENTAL

On application.

## SERVICES

We understand all mains services are available to the units, including sprinklers, however none have been inspected or tested.

## EPC

An Energy Performance Certificate is available on request.

## RATES

The properties are entered in the 2010 Rating List as follows:

Unit	Description	RV
Unit 8A	Workshop and Premises	£8,700
Unit 8B	Store and Premises	£17,000
Units 9/9A and 9D/9E	Warehouse and Premises	£121,000

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

## VAT

All prices are quoted exclusive of but will be subject to VAT at the prevailing rate.

## FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

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