

CHAMBERHALL BUSINESS PARK

HARVARD ROAD • BURY • BL9 0ES

High quality Industrial / Warehouse units
2,500 to 55,000 Sq.ft (232.25 to 5,110 Sq.m)

TO LET / MAY SELL



ST.MODWEN



PHASE 1
COMING SUMMER 2019

PHASE 2

A NEW BUSINESS LOCATION

CHAMBERHALL BUSINESS PARK

A NEW BUSINESS LOCATION

Chamberhall Business Park is Bury's exciting new business location.

In Phase 1 St. Modwen will deliver new, high quality industrial / warehouse accommodation in an attractive landscaped setting over a range of sizes. Future development plots will also be brought forward.

Chamberhall is a quarter of a mile east of Bury Town Centre, and in easy walking distance of The Rock and Millgate shopping centres and the Metrolink, which provides services to Manchester at 6 minute intervals.

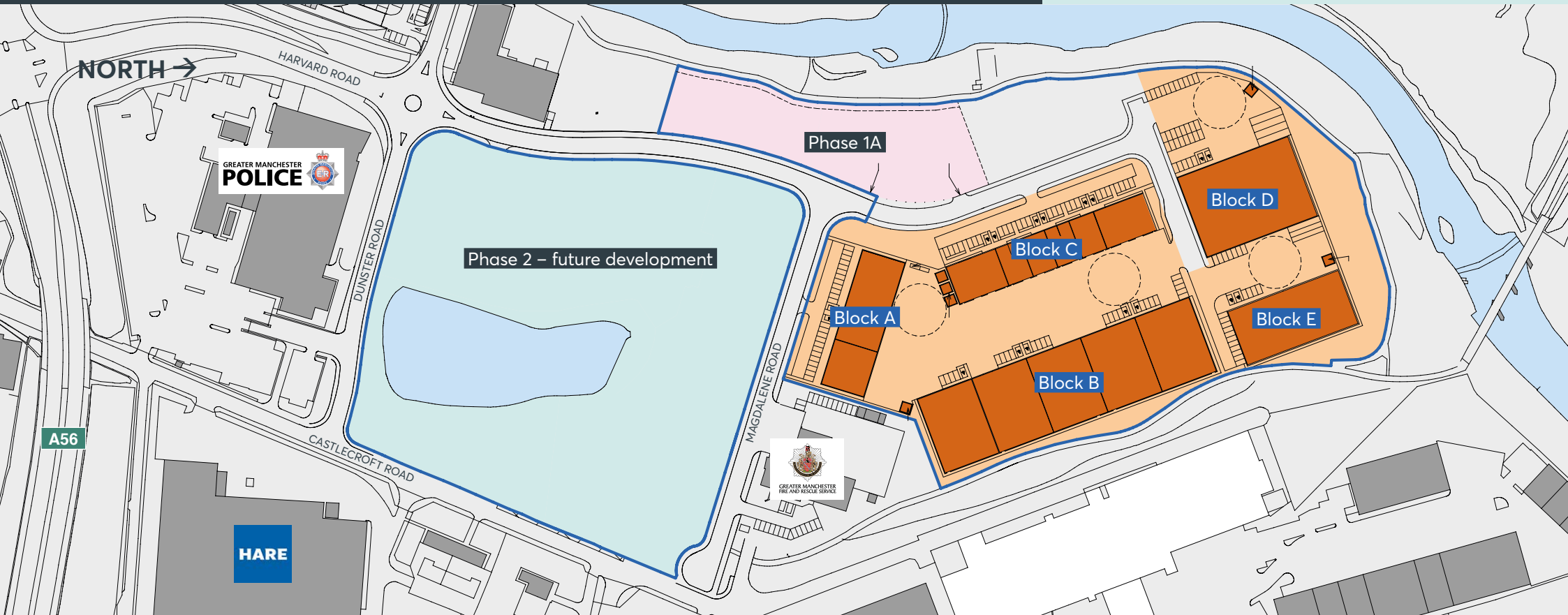
Bury is approximately 5 miles East of Bolton, 6 miles South West of Rochdale and approximately 8 miles North West of Manchester City Centre.

The borough of Bury is home to a diverse range of major employers such as JD Sports PLC, TNT UK, Polyfloor Ltd, Tetrosyl Ltd, Milliken UK, Thumbs Up UK, Wallwork Heat Treatment and William Hare.



PHASE 1 TOTALS 130,000 Sq.ft

CHAMBERHALL BUSINESS PARK



THE SCHEME

Chamberhall is a 17 acre site that will be developed in a number of phases. Phase 1 amounts in total to 130,000 Sq.ft of multi use, flexible industrial/warehouse accommodation with consent for B1(c), B2 and B8 uses.

Future phases are available to accommodate a wider range of uses, including offices and leisure.

Occupier's individual requirements can be incorporated, and bespoke fit-out packages are available.

ADDITIONAL BENEFITS OF THE SITE

Reduced water bills

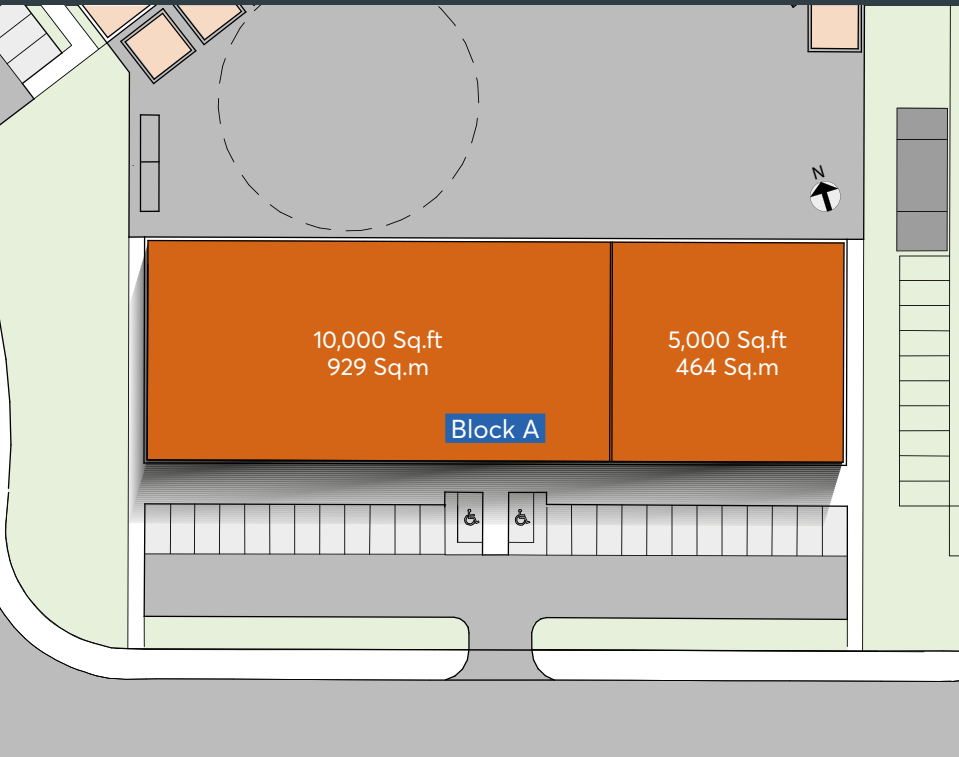
The site's surface water will drain into a 'SUDs' (Sustainable urban drainage) pond. This means that surface water discharge bills will be reduced or eliminated.

Reduced business rates bills

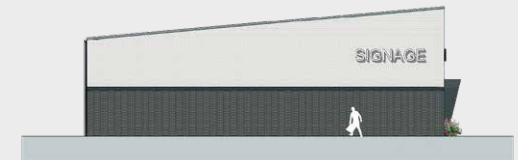
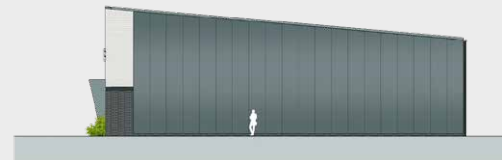
Chamberhall will benefit from an initiative with Bury MBC whereby eligible occupiers can obtain a **discount to their business rates over the first 4 years** of occupation from **80%** in the first year, and **60%, 40% and 20%** thereafter.

BLOCK A: from 7,500 to 15,000 Sq.ft (696 to 1,392 Sq.m)

CHAMBERHALL BUSINESS PARK



South Elevation



North Elevation



BLOCK A SPECIFICATION

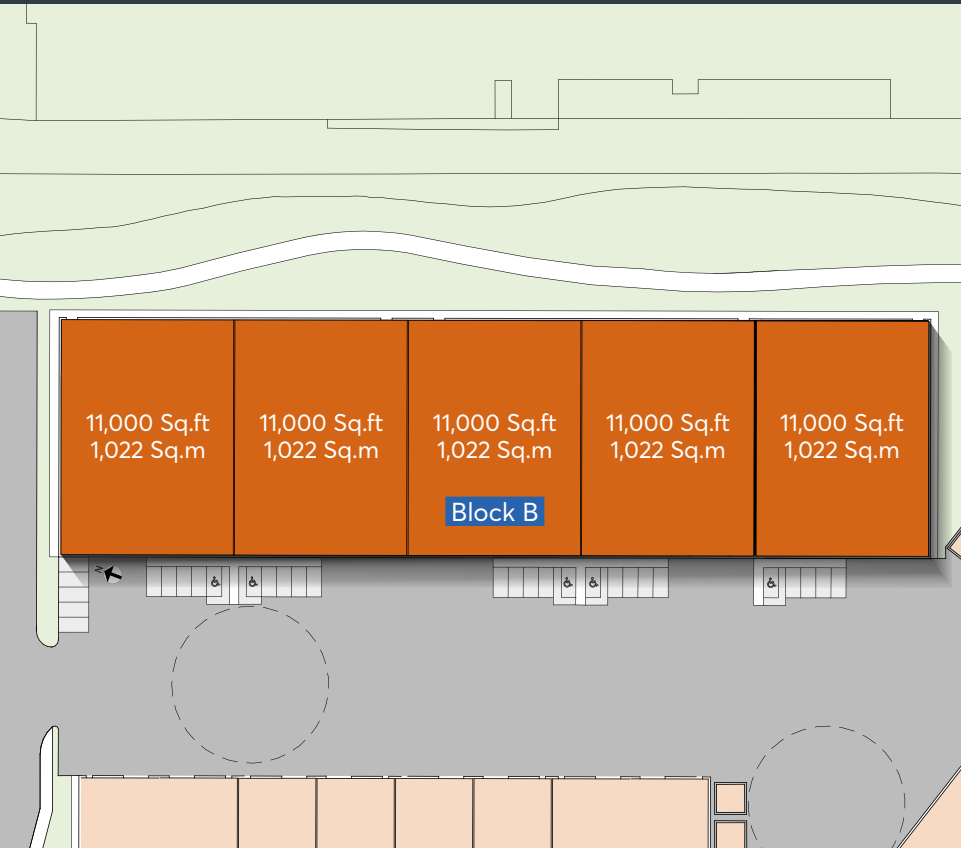
- High quality business units
- Separate dedicated parking and entrance to the front elevation
- Brick elevations to front
- Loading yards to the rear
- Minimum 6 metres clear working height
- Floor Loading – 37.5 kN/Sq.m
- 60 KVA power supply
- Insulated roller shutter door to rear
- Managed site with gated yards
- CCTV coverage



Indicative image

BLOCK B: from 11,000 to 55,000 Sq.ft (1,022 to 5,110 Sq.m)

CHAMBERHALL BUSINESS PARK



West Elevation



South Elevation



North Elevation



East Elevation

BLOCK B SPECIFICATION

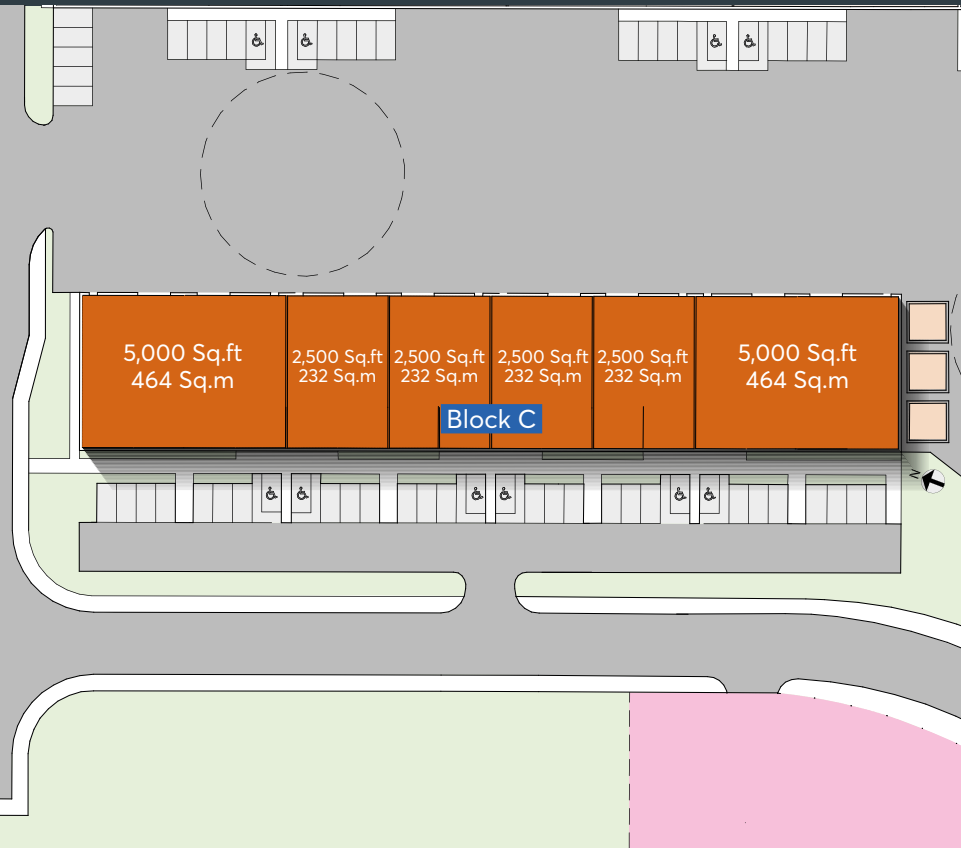
- High quality business units
- Minimum 6 metres clear working height
- Floor Loading – 37.5 kN/Sq.m
- 60 KVA power supply
- Insulated roller shutter loading door, with separate pedestrian access
- Managed site with gated yards
- CCTV coverage



Indicative image

BLOCK C: from 2,500 to 20,000 Sq.ft (232 to 1,865 Sq.m)

CHAMBERHALL BUSINESS PARK



West Elevation



South Elevation



North Elevation



East Elevation

BLOCK C SPECIFICATION

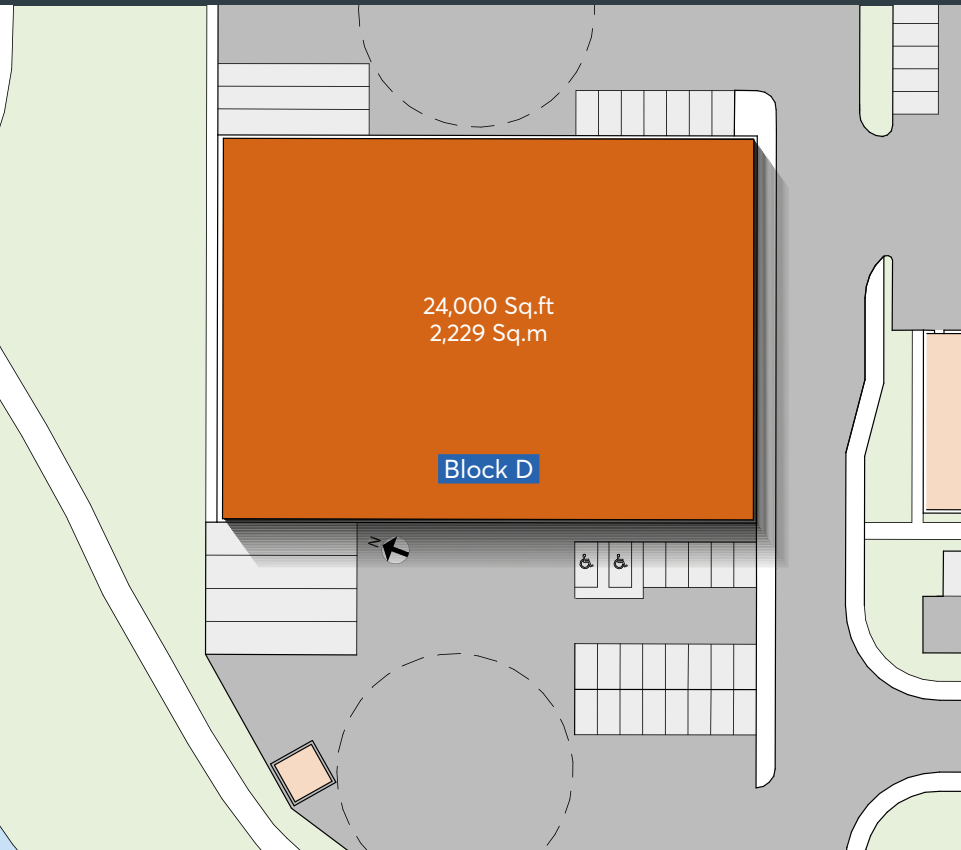
- High quality business units
- Separate dedicated parking and entrance to the front elevation
- Brick elevations to front
- Loading yards to the rear
- Minimum 5 metres clear working height
- Floor Loading – 37.5 kN/Sq.m
- 40 KVA power supply
- Insulated roller shutter door to rear
- Managed site with gated yards
- CCTV coverage



Indicative image

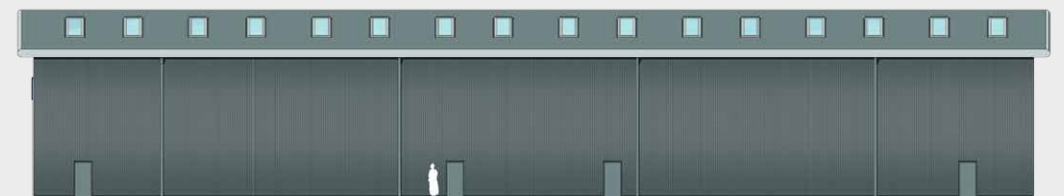
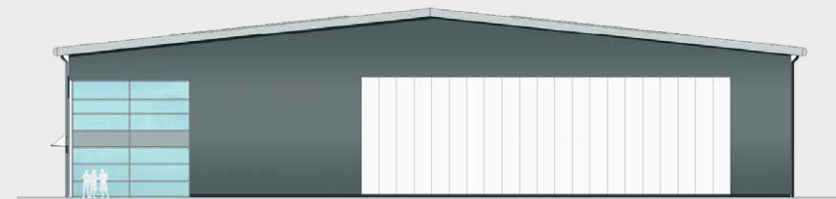
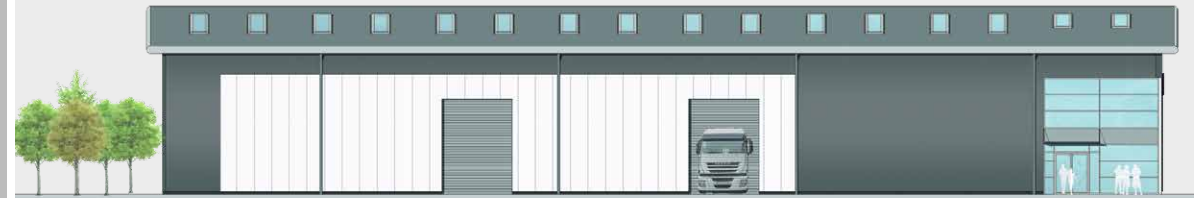
BLOCK D: 24,000 Sq.ft (2,229.6 Sq.m)

CHAMBERHALL BUSINESS PARK



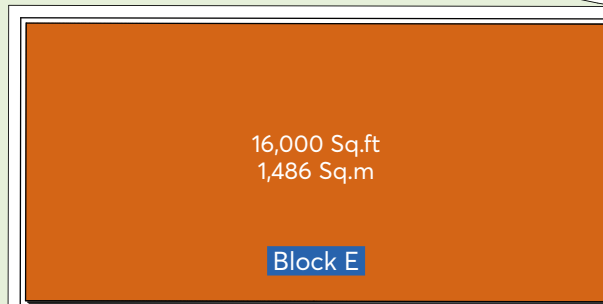
BLOCK D SPECIFICATION

- Self contained site
- 8 metres eaves
- Floor Loading – 50 kN/Sq.m
- 2 no. Level access doors
- Fully fitted 2 storey offices
- Full height glazed entrance atrium
- Secure, gated concrete service yard
- 24 car parking spaces
- 140 KVA power supply with potential for further capacity up to 1MVA



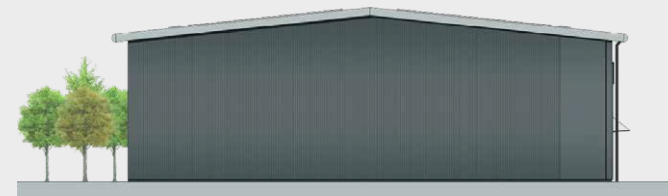
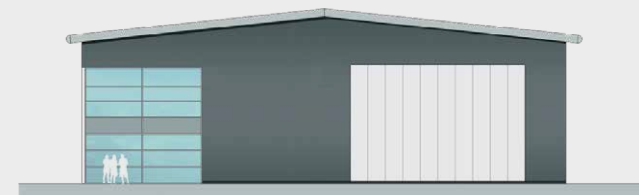
BLOCK E: 16,000 Sq.ft (1,486 Sq.m)

CHAMBERHALL BUSINESS PARK



BLOCK E SPECIFICATION

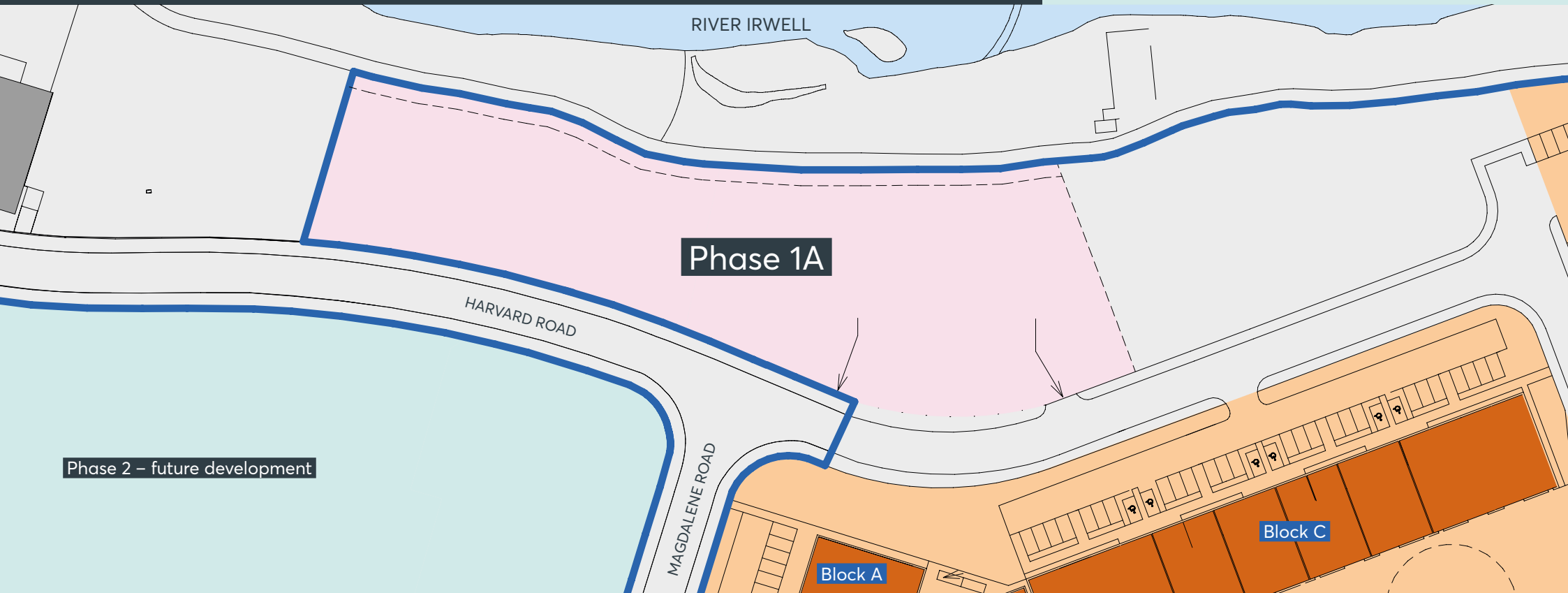
- Self contained site
- 8 metres eaves
- Floor Loading – 50 kN/Sq.m
- 2 no. Level access doors
- Fully fitted 2 storey offices
- Full height glazed entrance atrium
- Secure, gated concrete service yard
- 24 car parking spaces
- 120 KVA power supply with potential for further capacity up to 1MVA



PHASE 1A: UP TO 30,000 Sq.ft

(696 to 1,392 Sq.m)

CHAMBERHALL BUSINESS PARK



PHASE 1A

Phase 1a is capable of accommodating bespoke building of up to 25,000 sq ft on a single floor, with the potential for multiple storeys if required. This site will be ideally suited to occupiers looking for a bespoke setting in an attractive riverside setting.

1.375 ACRES (0.56 HA)



Indicative image

LOCATED IN A STRATEGIC POSITION

CHAMBERHALL BUSINESS PARK



LOCATION

Chamberhall Business Park is located to the North West of Bury town centre on Harvard Road and is accessed via Peel Way (A56). The A56 forms part of the Bury ring road which provides access to the main arterial routes into the town and access to the M66 motorway at Junction 2 and onto the National Motorway Network.

	Mins	Miles
Bury Town Centre	3	0.5
J2 M66	5	1.7
M62 / M66 Interchange	10	4.7
Manchester City Centre	25	10
Manchester Airport	30	22
M62 / M6 Interchange	30	21
Warrington	45	26
Leeds	50	42
Liverpool	60	41

TERMS

Terms are on application.

SERVICE CHARGE

A service charge will be levied to cover maintenance of the common areas

EPC

The buildings have a target EPC rating of A.

VAT

Prices where quoted are liable to VAT.

FOR FURTHER INFORMATION

Please contact the joint agents:

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