



TO LET (MAY SELL)

Unit 10-12 Southgate industrial Estate, Heywood. OL10 1PW
Substantial Warehouse/Manufacturing Facility

Well established and popular commercial location

- 2 level access doors
 - 1 dock loading door
 - LED lighting in the warehouse
 - Haunch height approx 6m's
 - Eaves height approx 7.2metres
 - 9.2metres to the apex
 - High quality two storey integral offices
- Rare opportunity to purchase available.

RENTAL: £8 PER SQ.FT (exclusive)

ASKING PRICE : £3 Million

VIEWING: BY APPOINTMENT THROUGH AGENT

Unit 10-12 Southgate Ind Est, Green Lane, Heywood.

LOCATION

The property is located on the popular Southgate Industrial Estate off Green Lane, Heywood. J19 of the M60 is approximately 1mile to the East.

DESCRIPTION

The property is a modern detached single storey warehouse benefiting from a large yard, extensive parking and two storey integral office accommodation

ACCOMMODATION

The accommodation comprises the following areas:

Unit - 30,008 sq.ft (2,787.83 sq.mts) approx GIA

SERVICES

We are advised that the property is connected to all the main services.

Services are not checked by Barton Kendal and purchasers should satisfy themselves as to the working order.

RENTAL

The property is available by way of a new FRI lease for a term to be agreed at an annual rent equivalent to £8 per sq.ft.

Alternatively our client might consider a sale of the property at an asking price of £3 Million.

RATES

We are advised that the property is assessed for rates as follows
Rateable Value £164,000

Interested parties should make their own enquiries with the Valuation Office in order to ascertain the rateable value.

EPC - Available on request.

VAT - All the above figures are exclusive of but may be subject to VAT.

TENURE - Leasehold: remainder of a 125 year lease from 2011

Anti-Money Laundering Regulations

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached

PLANNING

All interested parties are recommended to make their own enquiries to the planning department as to their intended use.

VIEWING

Strictly by appointment with joint agents
BARTON KENDAL (01706) 353794 - Marc Wright
BCRE - (0161) 636 9202- John Barton



www.barton-kendal.co.uk

Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Barton Kendal has any authority to make or give any representations or warranty in relation to this property.