



TO LET **INDUSTRIAL / WAREHOUSE** **ACCOMMODATION**

7,122 Sq Ft (661.62 Sq M)



- Eaves height 4.1m
- Secure site with security guards and CCTV coverage
- Sprinklers
- Roller shutter door

**UNITS 8A / 8B, WARTH BUSINESS PARK,
RADCLIFFE ROAD, BURY BL9 9NB**

SITUATION

Warth Business Park is located fronting Radcliffe Road, Bury just off the A56 Manchester Road. The estate has easy access to Junction 2, M66 motorway which is approximately 2 miles to the north east and also Junction 17, 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 west. Manchester City Centre is approximately 8 miles due south. The estate is approached via Warth Road.

DESCRIPTION

The property comprises of 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.

ACCOMMODATION

Unit	Sq Ft	Sq M
8A	2,402	223.14
8B	4,720	438.48
Total	7,122	661.62

Measured on a gross internal basis

SERVICES

We understand all mains services are available including sprinklers but none have been inspected.

LEASE

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

EPC

An EPC can be made available on request.



BUSINESS RATES

The rateable value for each units is as follows:

Unit	Rateable Value
8A	£8,700
8B	£17,000

Ingoing tenants may be liable for small business rates relief.

VAT

Rents quoted are exclusive of but will be liable to VAT.

VIEWING

Strictly by appointment with the joint agents:

NOLAN REDSHAW

Contact : Jonathan Pickles / Paul Nolan
Tel: 0161 763 0825 / 0161 763 0822
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**Nolan
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