

## SUNNYBANK MILL, CAMS LANE, RADCLIFFE, GREATER MANCHESTER, M26 3SW



## INDUSTRIAL / WAREHOUSE UNIT

**5,000 - 10,000 Sq Ft (464.5 - 929 Sq M)**

- **NEW UNIT (S)**
- **AVAILABLE IMMEDIATELY**
- **LARGE POWER SUPPLY**



**0161 763 0828**



[www.nolanredshaw.co.uk](http://www.nolanredshaw.co.uk)



[info@nolanredshaw.co.uk](mailto:info@nolanredshaw.co.uk)



[@NolanRedshaw](https://twitter.com/NolanRedshaw)

## LOCATION

The premises are situated on Cams Lane, which inter connects with Harper Fold Lane, just off the A665 Bolton Road. Bolton Road links Radcliffe to the A58, which in turn links Bury to Bolton, the premises are equally distant from the M66 and the M61 Motorways. The property is approached by a private road.

## DESCRIPTION

The property comprises of a factory / warehouse unit, which is under construction now, with front and rear elevations in brick, with profile steel cladding above.

The roof will be clad in double skin profile steel with double skin filon roof lights.

The eaves height will be 5.5 metres approximately.

Externally there is loading yard with two roller shutter doors.

The premises will be designed for a flexible office layout and can be completed to prospective tenants requirements.

To the rear, there is a private yard, for storage.

The unit is available as a whole or in two parts.

## ACCOMMODATION

	Sq. ft	Sq. m
<b>Total Area</b>	<b>5,000 - 10,000</b>	<b>464.5 - 929</b>

(Measurements to be confirmed) Gross Internal.

## SERVICES

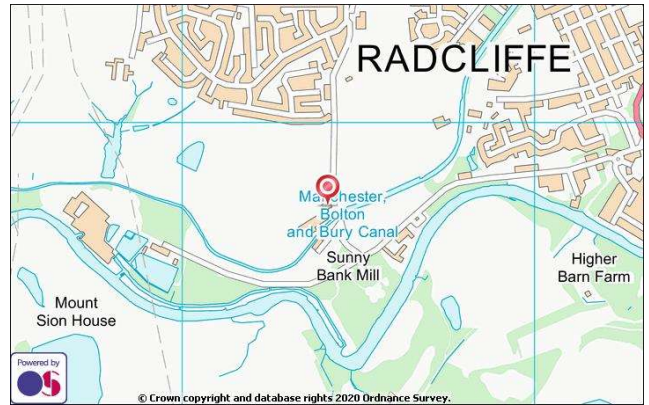
All main services will be installed, including gas and a substantial electricity supply.

## RENTAL

£4.50 per Sq. Ft. per annum.

## PRICE

£85 per sq.ft



## LEASE TERMS

The premises will be available on a new full repairing insuring lease, for a term to be negotiated, or on a long leasehold basis.

## LEGAL FEES

Each party to be responsible for their own legal fees.

## RATES

Not yet assessed.

## EPC

EPC will completed once the unit is completed.

## VIEWING

Strictly by appointment with the agents, Nolan Redshaw:

Contact: Paul Nolan  
Tel: 0161 763 0822  
Email: paul@nolanredshaw.co.uk

Contact: Jonathan Pickles  
Tel: 0161 763 0825  
Email: jonathan@nolanredshaw.co.uk

## 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.



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



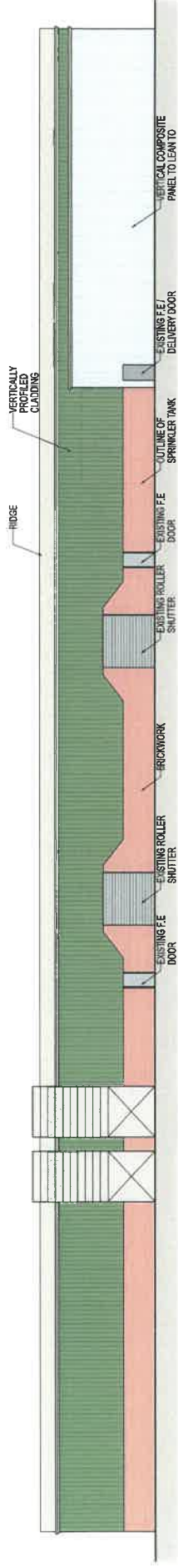
0161 763 0828



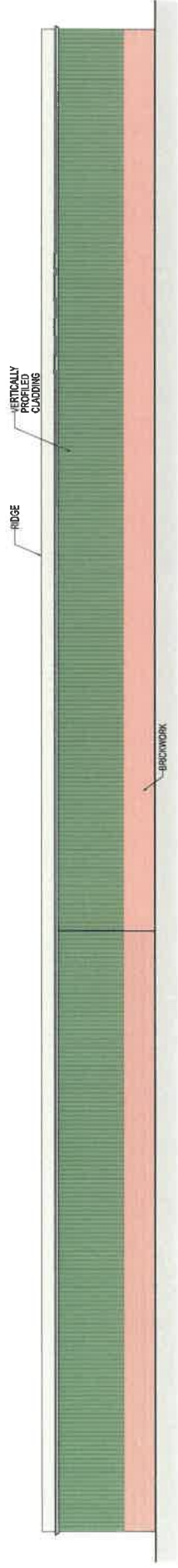
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**SITE SPECIFIC HAZARDS**

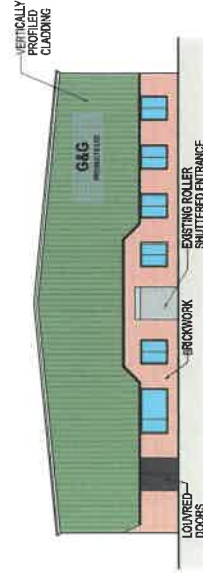
IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION (CANNING) ACT 1991, THE FOLLOWING INFORMATION IS PROVIDED TO INFORM THE CONTRACTOR OF ANY HAZARDOUS MATERIALS OR CONDITIONS THAT MAY BE ENCOUNTERED ON THE SITE. THIS INFORMATION IS BASED ON THE RESULTS OF A VISUAL SURVEY AND SHOULD NOT BE USED AS A SUBSTITUTE FOR A DETAILED GEOTECHNICAL INVESTIGATION OR OTHER SPECIALIST CONSULTATION.



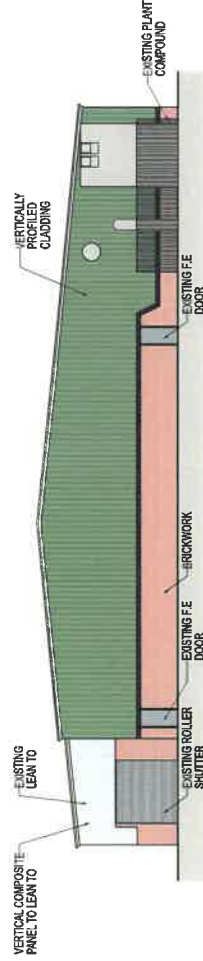
**NORTHERN ELEVATION**



**REAR (SOUTHERN) ELEVATION**



**GABLE (EASTERN) ELEVATION**



**GABLE (WESTERN) ELEVATION**

REV. DATE NOTES INT.

CLIENT/PROJECT  
G & G PRODUCTS LTD  
SUNNYBANK MILL

DRAWING TITLE  
EXISTING ELEVATIONS

STATUS: **PLANNING**

DATE	22.11.19	SCALE	1:200
PROJECT NUMBER	10904	TYPE & NUMBER	MB
DRAWING NO.	10904	PL04	

THE RATCLIFFE GROVES PARTNERSHIP  
MANCHESTER  
SUNNYBANK MILL  
LONDON  
020 7350 6666  
www.rgf-uk.com

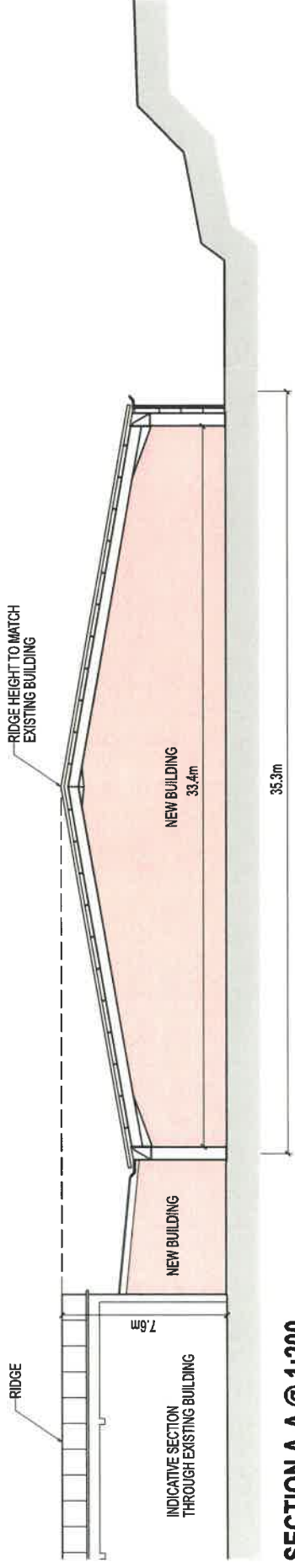
**RGF architects**



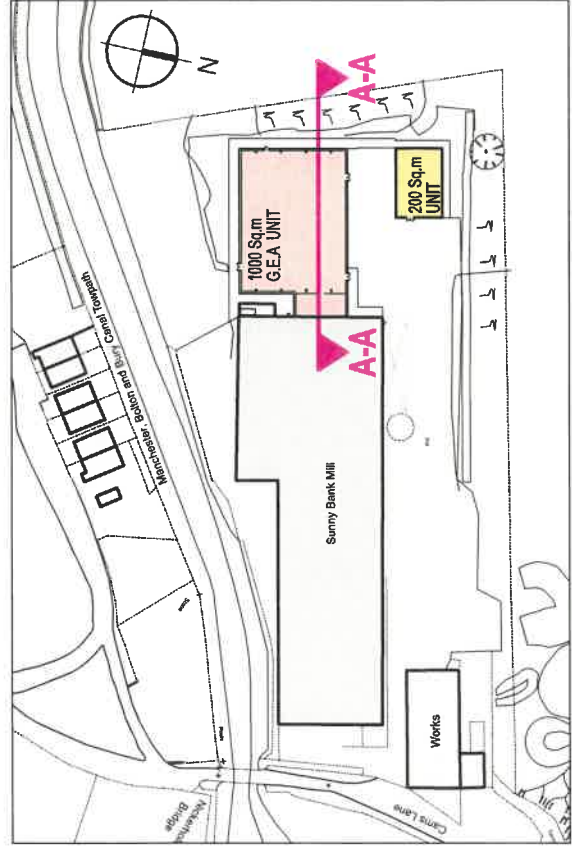
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**SITE SPECIFIC HAZARDS**

IN ACCORDANCE WITH THE REQUIREMENTS OF THE COM REGULATIONS 2016 THE DESIGNER HAS CONSIDERED THE SITE SPECIFIC HAZARDS AND HAS DISBURSED OUT OF THIS PRODUCT AND MUST BE TAKEN INTO CONSIDERATION BY CONTRACTORS PLANNING TO UNDERTAKE THE WORKS SHOWN ON THIS DRAWING.



**SECTION A-A @ 1:200**



**KEY PLAN @ 1:1250**



REV. DATE NOTES INT.

CLIENT/PROJECT  
**G & G PRODUCTS LTD  
 SUNNYBANK MILL**

DRAWING TITLE  
**PROPOSED GA SECTION**

STATUS  
**PLANNING**

DATE	21.11.19	DRAWN	MB	SCALE @ A3	1:200
PROJECT NUMBER		UNIT / BLOCK	GEA	TYPE & NUMBER	LETTER
DRAWINGS NO.	10904			PL06	

Site Location Section	L	GA Name Draft	D	Drawn By	C
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**THE RATCLIFFE GROVES PARTNERSHIP**  
 MANCHESTER  
 105 MANCHESTER ROAD  
 BURY LANCASHIRE BL9 0TD  
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 www.ggp.uk.com

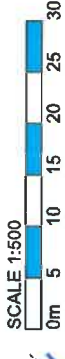


LONDON  
 19 BEDFORD ROW  
 LONDON WC1R 4EB  
 T. 020 7696 9595 E. london@ggp.uk.com

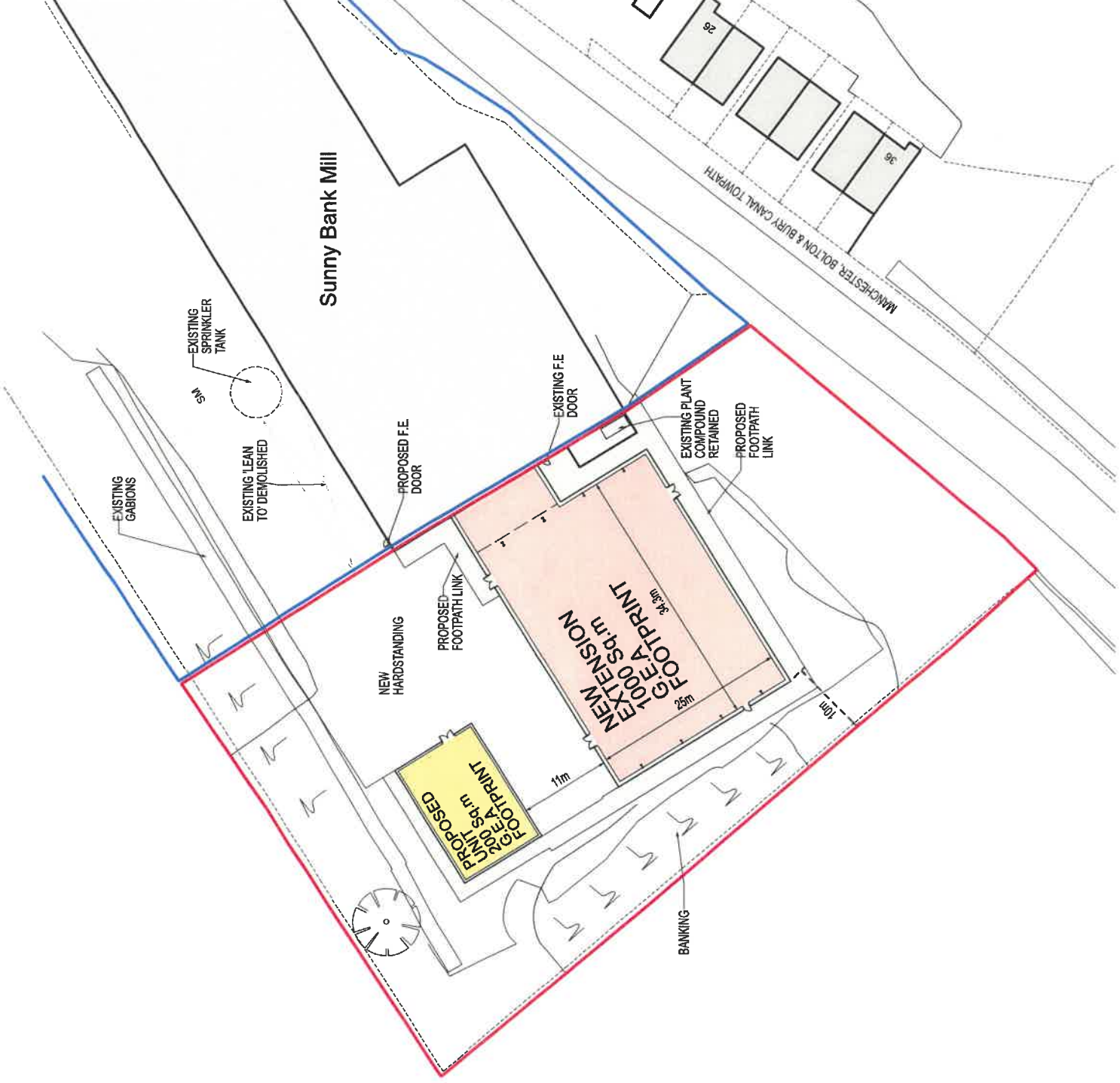
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**SITE SPECIFIC HAZARDS**  
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- APPLICANT OWNERS LAND
- APPLICATION BOUNDARY



**NOTE:**  
 THERE IS NO KNOWN RISK OF GROUNDWATER CONTAMINATION ASSOCIATED WITH THE PROPOSED BUILDING OPERATION. ALL PROPOSED HARDSTANDING AREAS WILL THEREFORE BE CONSTRUCTED FROM POROUS MATERIALS OR INCLUDE PROVISION TO DIRECT SURFACE RUN-OFF WATER TO A POROUS/PERMEABLE AREA WITHIN THE GENERAL CURTIAGE OF THE BUILDING/SITE



A 27.11.19 BOUNDARY LINE AMENDED MB INT.

REV. DATE NOTES

CLIENT/PROJECT  
**G & G PRODUCTS LTD  
 SUNNYBANK MILL**

DRAWING TITLE  
**PROPOSED SITE PLAN**

STATUS  
**PLANNING**

DATE	21.11.19	DRAWN	MB	SCALE @ A3	1:500
PROJECT NUMBER		LIMIT / BLOCK	TYPE & NUMBER	PERSON LETTER	
DRAWING NO.	10904				

Site Location Plans L  
 Site Plans S  
 O.A. Plans D  
 Elevations E  
 Sectional Details C

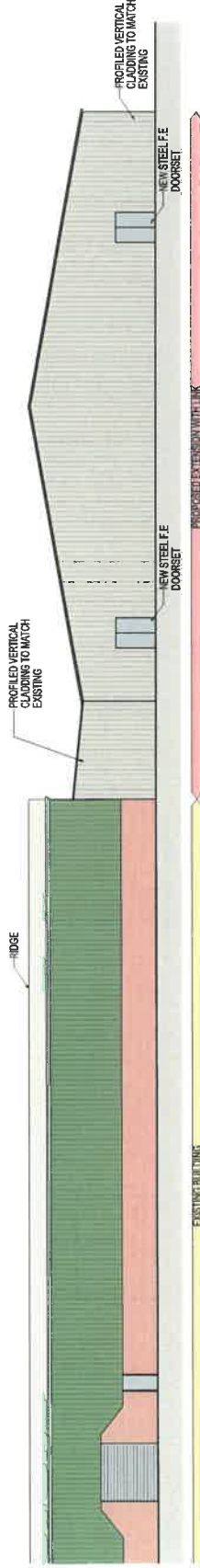
**THE RATCLIFFE GROVES PARTNERSHIP**  
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 19 BEDFORD ROW  
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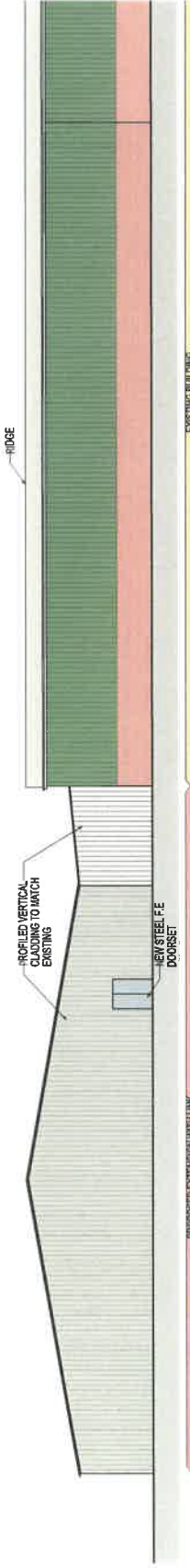
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**SITE SPECIFIC HAZARDS**

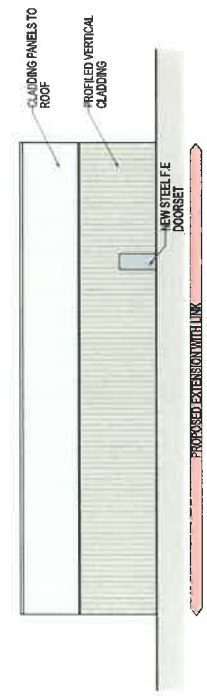
IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION (GENERAL) REGULATIONS 2007, THE CLIENT HAS BEEN ADVISED THAT THE PROPOSED WORKS MAY BE SUBJECT TO THE FOLLOWING HAZARDS AND THAT THE CONTRACTOR SHOULD TAKE APPROPRIATE PRECAUTIONS TO AVOID OR MINIMIZE THE RISK OF ACCIDENT OR INJURY TO PERSONS OR DAMAGE TO PROPERTY AND MATERIALS. THE CONTRACTOR SHOULD CONSULT WITH THE LOCAL AUTHORITY AND THE ENVIRONMENTAL AGENCY FOR FURTHER INFORMATION AND ADVICE.



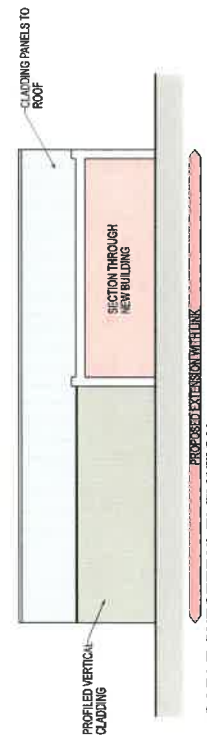
**NORTHERN ELEVATION**



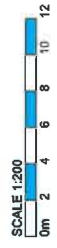
**REAR (SOUTHERN) ELEVATION**



**GABLE (EASTERN) ELEVATION**



**GABLE (WESTERN) ELEVATION**



REV. DATE NOTES INT.  
 CLIENT/PROJECT  
 G & G PRODUCTS LTD  
 SUNNYBANK MILL

FORWARD TITLE  
 PROPOSED ELEVATIONS

STATUS **PLANNING**

DATE	22.11.19	SCALE	A2
PROJECT NUMBER	MB	TYPE & NUMBER	1:200
REVISION NUMBER		LETTER	
DESCRIPTION	10904	PL05	

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 15 WINDMILLERS ROAD  
 SUNNYBANK MILL  
 LONDON N12 9JG  
 T. 020 7505 8888 E. info@ratcliffe.com

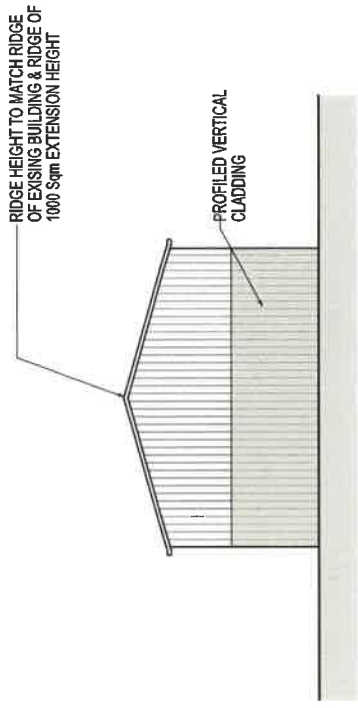


LONDON  
 LONDON PRACTICE  
 T. 020 7505 8888 E. london@ratcliffe.com

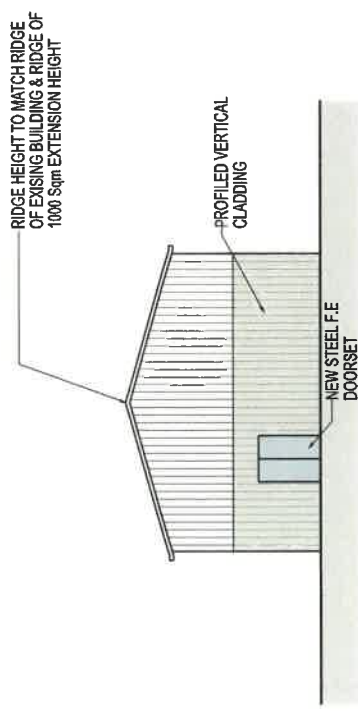
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**SITE SPECIFIC HAZARDS**

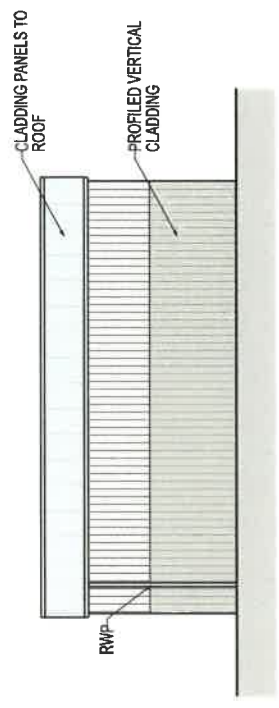
IN ACCORDANCE WITH THE REQUIREMENTS OF THE CDM REGULATIONS 2015 THE FOLLOWING SIGNIFICANT RESIDUAL HAZARDS HAVE NOT BEEN IDENTIFIED. CONTRACTORS PLANNING TO UNDERTAKE THE WORKS SHOWN ON THIS DRAWING:



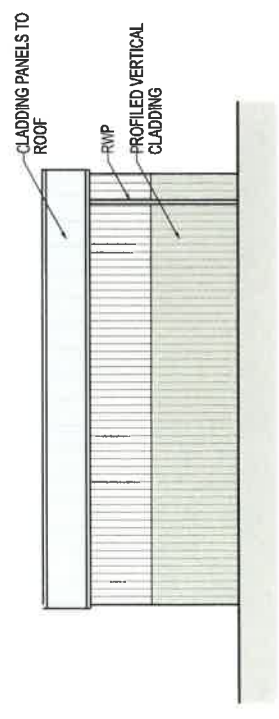
**GABLE (WESTERN) ELEVATION**



**GABLE (EASTERN) ELEVATION**



**NORTHERN ELEVATION**



**SOUTHERN ELEVATION**

REV. DATE NOTES INIT.

CLIENT/PROJECT  
**G & G PRODUCTS LTD  
 SUNNYBANK MILL**

DRAWING TITLE  
**PROPOSED ELEVATIONS  
 200 SQM BUILDING**

STATUS  
**PLANNING**

DATE  
**22.11.19**

DRAWN  
**MB**

SCALE @ A3  
**1:200**

PROJECT NUMBER / BLOCK CODE  
**10904**

TYPE & NUMBER  
**PL07**

REVISION LETTER  
**-**

DRAWING NO.  
**10904**

Site Location Plans  
 Sections  
 L  
 S  
 P  
 D  
 E  
 C

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**architects**





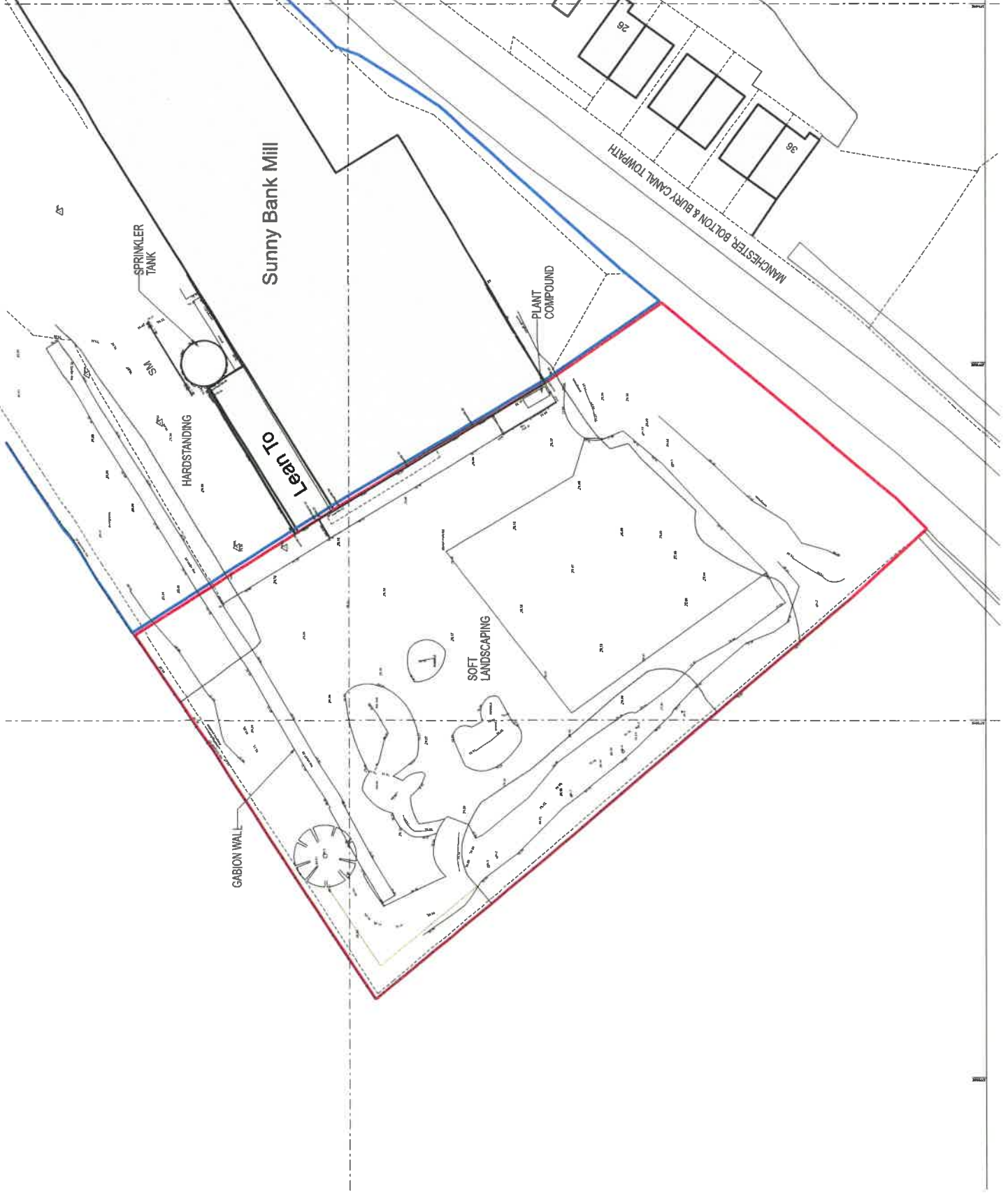
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- APPLICANT OWNERS LAND
- APPLICATION BOUNDARY

NOTE:  
DRAWING INFORMATION TAKEN FROM SITE SURVEYING SERVICES DRAWING:  
SSS-6923



A. 27.11.19 BOUNDARY LINE AMENDED MB INT.

REV. DATE NOTES

CLIENT/PROJECT  
G & G PRODUCTS LTD  
SUNNYBANK MILL

DRAWING TITLE  
EXISTING SITE PLAN

**PLANNING**

DATE 21.11.19 DRAWN MB SCALE @ A3 1:500

PROJECT NUMBER UNIT / BLOCK C/SER. CODE TYPE & NUMBER REVISION NUMBER LETTER

DRAWING NO. 10904 PL02 A

Site Location Plans L DA Plans P Environmental Impact Colour E

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