

TO LET

INDUSTRIAL / WAREHOUSE ACCOMMODATION

**4,072 – 45,255 Sq Ft
(378.28 – 4,204.18 Sq M)**



- Eaves height 5.6 – 8.3m
- Secure site

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

SITUATION

Warth Industrial Park is located fronting Radcliffe Road, Bury just off the A56 Manchester Road. The estate has 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. Manchester City Centre is approximately 8 miles due south. The estate is approached via Warth Road.

DESCRIPTION

The property comprises of a series of steel and concrete portal frame units, a small. The floors are concrete and there are offices and toilets available. The eaves heights vary between 5.5m to 8.3m.

ACCOMMODATION

Unit	Sq Ft	Sq M
9A	4,072	378.28
9 / 9E	45,255	4204.18
Total	49,327	4,582.46

Measured on a gross internal basis

SERVICES

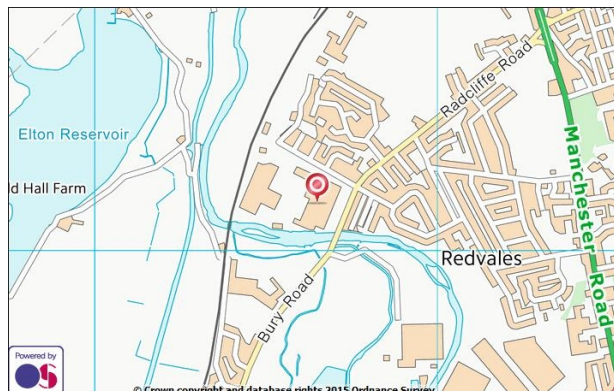
We understand all mains services are available but none have been Inspected.

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
9 / 9E	To be assessed
9A	To be assessed

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
Email: jonathan@nolanredshaw.co.uk / paul@nolanredshaw.co.uk

Lambert Smith Hampton

Contact : Rory Dillon
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**Nolan
Redshaw**

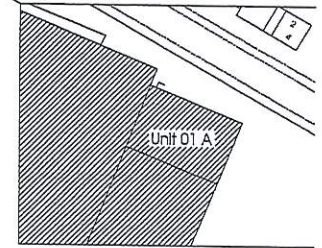
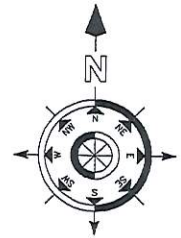
Unit 07 First Floor Plan

Warth Industrial Park

Letting Plan Unit 03

scale 1:1250

Contract No: 2569
Drawing No: 46



Unit 01 First Floor Plan

Key:

- = unit demise
- = site boundary

