

## **WARTH BUSINESS PARK, WARTH ROAD, BURY, GREATER MANCHESTER, BL9 9NB**



**3,724 – 3,982 Sq.ft**

- **REFURBISHED OFFICES**
- **FIT OUT TO TENANTS REQUIREMENTS**
- **EXCELLENT CAR PARKING**



## LOCATION

Warth Business Park is situated off Radcliffe Road, Bury, which is less than half a mile from the A56 Manchester Road, which provides direct access to Junction 17 of the M60 Motorway and Junction 2 of the M66. Both Junctions are approximately 2.5 miles distant. Bury Town Centre is 2 miles to the North of the premises via Radcliffe Road

## DESCRIPTION

The premises comprise of refurbished offices within the popular Warth Business Park.

The suites are generally self contained and have the benefit of adjacent car parking on a secure estate.

## ACCOMMODATION

	Sq.ft	Sq.m
Suite 04a Ground Floor	3,982	369.9
Suite 01A First Floor	3,746	348
Suite 01D/E Ground Floor	3,724	346

(Measurements to be confirmed)

## SERVICES

All main services are installed, however none have been tested.

## RENTAL

On Application



## LEASE TERMS

The premises are available by way of flexible term leases on standard institutional terms of an all inclusive basis.

## LEGAL FEES

Each party to be responsible for their own legal fees.

## VAT

Rents and prices where quoted, are exclusive of, but will be liable to VAT at the prevailing rate.

## EPC

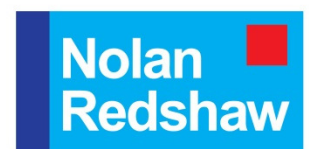
An Energy Performance Certificate has been prepared, and can be made available on request.

## 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.



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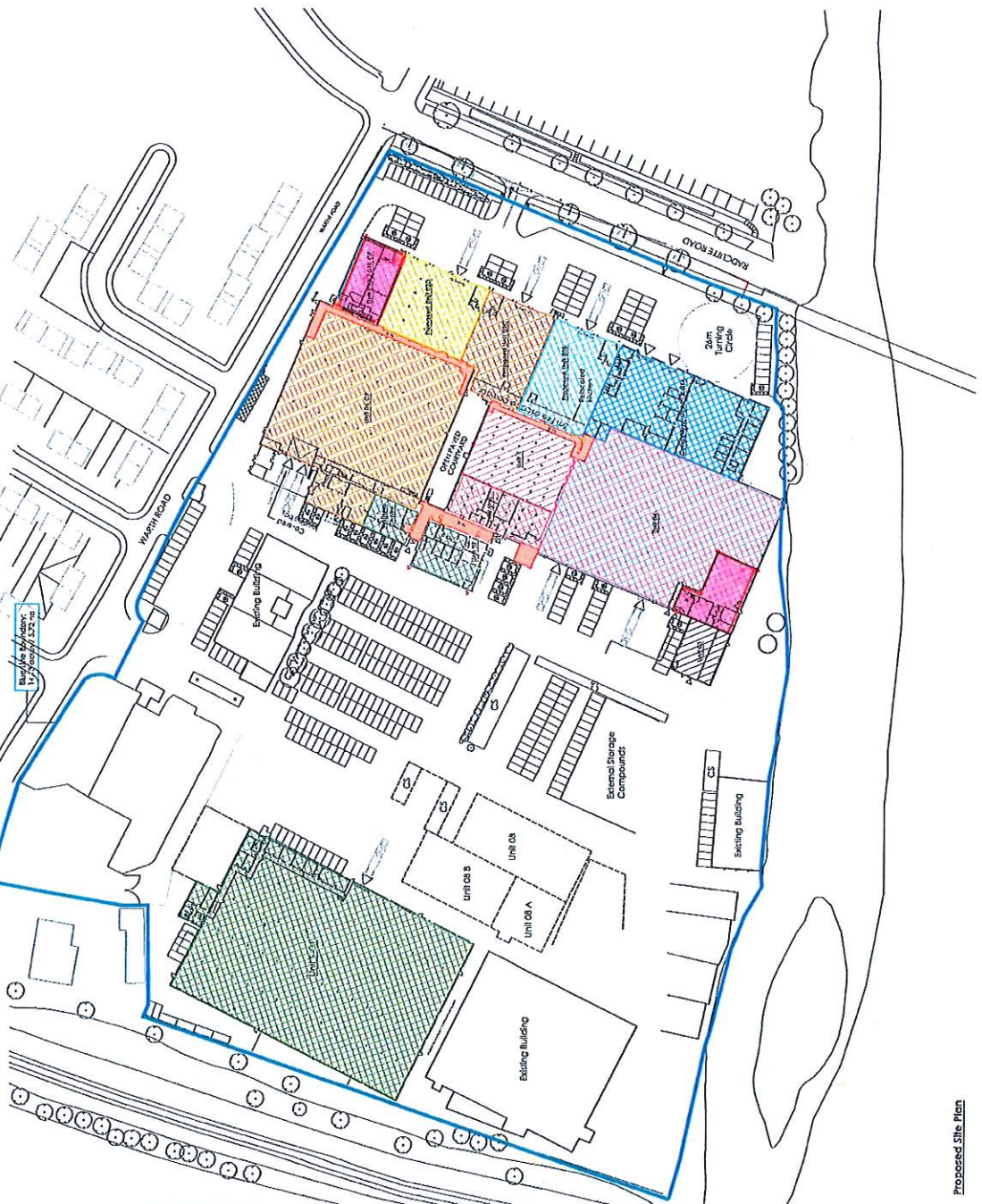
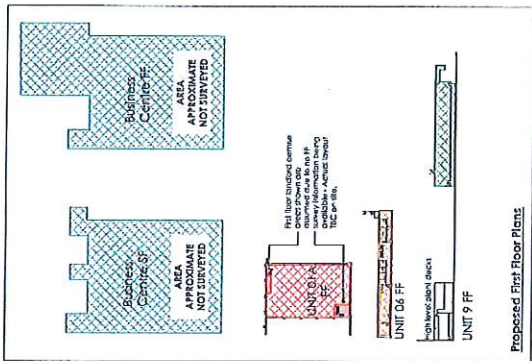
NOTES

1. All dimensions are in meters unless otherwise stated.
2. All areas are in square meters unless otherwise stated.
3. All areas are approximate and subject to change.
4. All areas are subject to the final site plan.
5. All areas are subject to the final engineering plan.
6. All areas are subject to the final landscape plan.
7. All areas are subject to the final utility plan.
8. All areas are subject to the final fire plan.
9. All areas are subject to the final security plan.
10. All areas are subject to the final environmental plan.

Schedule of approximate areas (GA) all subject to site check

UNIT 01A	First Floor	= 348m <sup>2</sup>	/ 3,746HP
UNIT 01D/E	Ground Floor	= 846m <sup>2</sup>	/ 8,724HP
UNIT 02A	Ground Floor	= 1,375m <sup>2</sup>	/ 14,800HP
UNIT 02B	Ground Floor	= 728m <sup>2</sup>	/ 7,836HP
UNIT 02C	Ground Floor	= 702m <sup>2</sup>	/ 7,556HP
UNIT 02D	Ground Floor	= 728m <sup>2</sup>	/ 7,836HP
UNIT 03	Ground Floor	= 251m <sup>2</sup>	/ 2,702HP
UNIT 04	Ground Floor	= 3,090m <sup>2</sup>	/ 33,261HP
UNIT 05	Ground Floor	= 282m <sup>2</sup>	/ 3,038HP
F / UNIT 05	GF Unit 05	= 757m <sup>2</sup>	/ 8,148HP
UNIT 06	Ground Floor	= 2,920m <sup>2</sup>	/ 30,372HP
UNIT 07	Ground Floor	= 154m <sup>2</sup>	/ 1,679HP
Business Centre		= 67m <sup>2</sup>	/ 721HP
	Ground Floor	= 415m <sup>2</sup>	/ 4,447HP
	First Floor	= 1,720m <sup>2</sup>	/ 18,514HP
	Second Floor	= 1,344m <sup>2</sup>	/ 14,482HP
Landlord Demise		= 440m <sup>2</sup>	/ 4,736HP
TOTAL		= 15,700m <sup>2</sup>	/ 169,011HP
UNIT 9	Ground Floor	= 4,745m <sup>2</sup>	/ 51,075HP
	First Floor	= 181m <sup>2</sup>	/ 1,981HP
UNIT 9 TOTAL		= 4,926m <sup>2</sup>	/ 53,056HP
SITE TOTAL		= 20,626m <sup>2</sup>	/ 222,067HP

Blue Line Boundary: 14.13 acres / 5.72 ha



Proposed Site Plan

Scale: 1:1000

North Arrow