



# Bankfield Road, Tyldesley, Manchester, M29 8QH

## 53,975 sq ft / 5,014.41 m<sup>2</sup>

- Detached industrial/warehouse premises.
- Perimeter fence and entrance gate.
- Two level loading doors
- 3 tonne crane
- Eaves height of 6 metres
- External offices
- Total site acreage 2.043 acres





### LOCATION

The unit is located on Bankfield Road, Tyldesley, Manchester located adjacent to Parr Bridge Retail Park with occupiers of Starbucks, Lidl & Greggs

The unit is in close proximity to the nearby East Lancs Road providing direct access to Junction 14 of the M60 motorway (3miles and Junction 23 of the M6 motorway (10 miles).

### ACCOMODATION

The property comprises warehouse premises of the following specification;

- Steel portal frame construction
- > Sodium bay lighting in the warehouse
- Profile metal skin clad roof with 10% roof light coverage
- > Two level access doors
- Dedicated ground and first office space
- Staff welfare facilities
- > 3 tonne crane within main warehouse

Externally the unit has electronic gated access with a fully secure fenced boundary with a dedicated loading area and marked parking bays to the side.

# DescriptionSize (sq ft)Size (sq.m)Warehouse50,1174,655.94Ground floor office1,929179.24FF office & ancillary1,929179.24TOTAL53,9755,014.41







### FLOOR AREAS



### TERMS

The property is available by way of a new lease or alternatively consideration will be given to a sale.

### **BUSINESS RATES**

The property has a current rateable value of £124,000. Interested parties should make their own enquiries to the local authority.

### **ENERGY PERFORMANCE CERTIFICATE**

An EPC can be provided upon request

### **LEGAL COSTS**

Each party will be responsible for their own legal costs incurred in any transaction

### VIEWINGS

For further information please contact:

Will Kenyon:

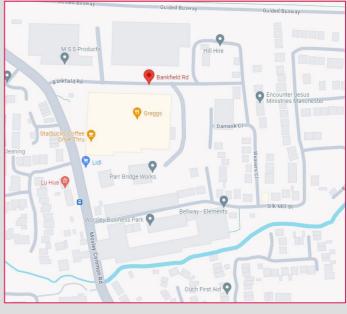
Jon Thorne

Email: <u>will@b8re.com</u> Tel: 0161 375 600 Email: <u>Jon@b8re.com</u> Tel: 0161 375 600

John Barton

Email: john@bcrealestate.co.uk Tel: 0161 636 9202





PROPERTY MISDESCRIPTIONS ACT 1991 B8 Real Estate for the selves and for the Vendors or Lessors of this prope 1. These particulars do not constitute any part of an offer or contract. 2. The information contained within these Particulars en checked and un lars ha believed to be materially correct at the date of publication. After publication circumstances may change beyond our control, but prospective purchasers or Tenants will be ed of any significant changes as soon as possible. 3. All descriptions, sta ns, ref nces to condition and pe other details are given in good faith and are believed to be correct, but are made without responsibility and should not be relied upon as repr Purchasers or Tenants should satisfy themselves as to their correctness before entering into a legal contract. 4. All plant, machinery, equipme tations of fact ntract. 4. All plant, machinery, equi fittings referred to in these particulars were present at the date of publication. However, they have not been tested and therefore we give absolutely no warranty as condition or operation. 5. Unless otherwise stated all prices, rents and other charges are quoted exclusive of VAT. Any intending Purchaser or Tenant m themselves independently as to the incidence of VAT in respect of any transaction. 6. The Vendors or Lessors do not make or give nor does the Agent nor any their employment, have any authority to make or give any repreentation or warranty whatsoever in relation to this property

# 0161 375 600 www.b8re.com