

PARK¹⁷

INDUSTRIAL ESTATE

UNIT 2
13,429 sq ft (1,247.59 sq m)



REFURBISHED TO A HIGH STANDARD INCORPORATING SUSTAINABLE INITIATIVES

- NEW ROOF INSTALLED
- NEW HOVAL AIR SOURCE WAREHOUSE HEATING SYSTEM
- NEW FITTED OFFICES WITH AIR CONDITIONING
- ELECTRIC VEHICLE DUEL CHARGER
- EPC RATING - A6

TO LET

Moss Lane, Whitefield, Bury M45 8FJ

 abrdn

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UNIT 2



LOCATION

Park 17 is situated on Moss Lane in the Whitefield area of Manchester. The estate is located just off Bury New Road (A56), which provides direct access to Junction 17 of the M60 within 0.5 mile. The Estate is within easy walking distance of Whitefield Metrolink Station, providing convenient public transport services throughout Greater Manchester.

Occupiers on the estate include Euro Car Parts, Unified Post, Kara Foods and Worldwide Golf Brands.

DESCRIPTION

The unit has been refurbished and comprises high quality warehouse/industrial accommodation benefiting from the following specification:



New roof installed



6 metre eaves height



1 level access loading door



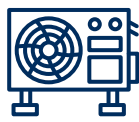
Car parking to front of the unit



2 storey integral offices with combined heating and cooling VRF system



Solar PV panels



Air Source Heat Pump providing warehouse heating



EV charging points



LED lighting throughout



Smart metering



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Sat Nav: Bury M45 8FJ

ACCOMMODATION

| | | |
|---------------------|---------------------|----------------------|
| Ground floor office | 1,326 sq ft | 123.19 sq m |
| First floor office | 1,199 sq ft | 111.39 sq m |
| Warehouse | 10,904 sq ft | 1,013.01 sq m |
| TOTAL | 13,429 sq ft | 1,247.59 sq m |

TERMS / QUOTING RENT

The premises are available for a term of years to be agreed on a full repairing and insuring basis.

Quoting rent is available upon application from the joint letting agents.

VAT

VAT will be payable where applicable at the prevailing rate.

ESTATE CHARGE

An estate charge will be levied to cover the costs of maintenance of common areas, landscaping and out of hours security.

LEGAL COSTS

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

EPC RATING

EPC Rating - A6.

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FURTHER INFORMATION

To arrange a viewing or to receive further information please contact the joint letting agents.

Richard Johnson
07980 837 328

Alex Palfreyman
07870 999 773



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