

UNIT 3 IRWELL WORKS, LOWER WOODHILL ROAD, BURY, BL8 1AA



537 - 22,807 Sq Ft (49.89 - 2,118.77 Sq M)

- **FACTORY / WAREHOUSE**
- **VARIOUS SIZED UNITS**
- **EAVES HEIGHT UP TO 11.3 METRES**
- **SELF CONTAINED YARD**
- **TO BE REFURBISHED**



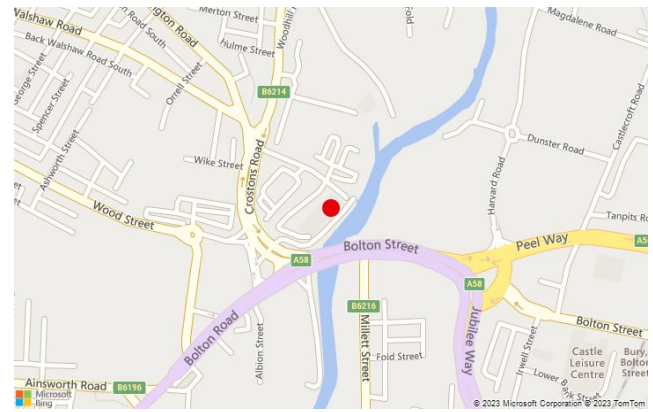
LOCATION

Unit 3, Irwell Works is situated on Woodhill Road, in a long established industrial and commercial area of Bury.

The premises are close to the Junction of Woodhill Road and Brandlesholme Road, which is the B6214.

The premises have excellent access to Bury Town Centre via the A58 Bolton Road, which provides access thereafter to the inner relief road and Junction 2 of the M66 Motorway, which is approximately 2.5 miles to the East.

Bolton Town Centre is approximately 5 miles due West.



DESCRIPTION

The site includes four main parts as follows : -

1.

Unit 3 comprises of a traditionally constructed steel framed high bay warehouse unit, with a concrete floor and a steel trussed roof. The elevations are clad predominantly in brick with some areas of profile steel sheeting.

The property comprises of a steel framed bay with a mono pitch portal frame extension to the rear. The unit has a main workshop unit incorporating three roller shutter doors, measuring 4.2x4m, 6x6.5m and 4x4.6m. The main warehouse incorporates three pits, formerly used for production process, the property incorporates LED lights and two redundant cranes.

2.

There is a two storey office block external to the factory unit, which incorporates ground floor office, canteen, and reception, and at the first floor there is an office, kitchen and toilets. This is a two storey brick built property with concrete floors, suspended ceiling, LED lights and UPVC windows.

3.

The garage unit is in two sections and incorporates a vehicle inspection pit and three roller shutter doors,

4.

There is a further small workshop unit, the unit has a 6m eaves height and incorporates two roller shutter doors to the front and a roller shutter door to the gable end.

5.

There is a further mono pitch storage unit with a single roller shutter door and concrete floor.

Externally there is a communal yard area.

The premises are available as a whole or in part.

The landlords are proposing to carry out a full refurbishment of the premises, incorporating a new roof to the main warehouse building and full refurbishment of the offices.

ACCOMMODATION

	Sq. Ft.	Sq. M
Unit 1 / 2	14,728	1,368.27
Ground Floor Offices	979	90.97
First Floor Offices	979	90.97
Total	16,686	1,550.21
Building 3A Garage	2,175	202.06
Building 3B Workshop	1,477	137.27
Building 4 Workshop	1,932	179.55
Unit 5 Storage	537	49.91
Overall Total Area	22,807	2,118.77

(Measurements to be confirmed)



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SERVICES

We understand all main services are connected to the premises.

SERVICES RESPONSIBILITY

It is the prospective tenants responsibility to verify all services and systems are in working order and are of adequate capacity and suitable for their purpose.

RENTAL

On Application.

LEASE TERMS

The property is available by way of a new full repairing insuring lease for a term to be negotiated.

LEGAL FEES

Each party to be responsible for their own legal fees.

RATES

We understand the rateable value is currently £70,500 per annum.

VAT

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

EPC

An Energy Performance Certificate will be prepared on completion of the works.

VIEWING

Strictly by appointment with the sole 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

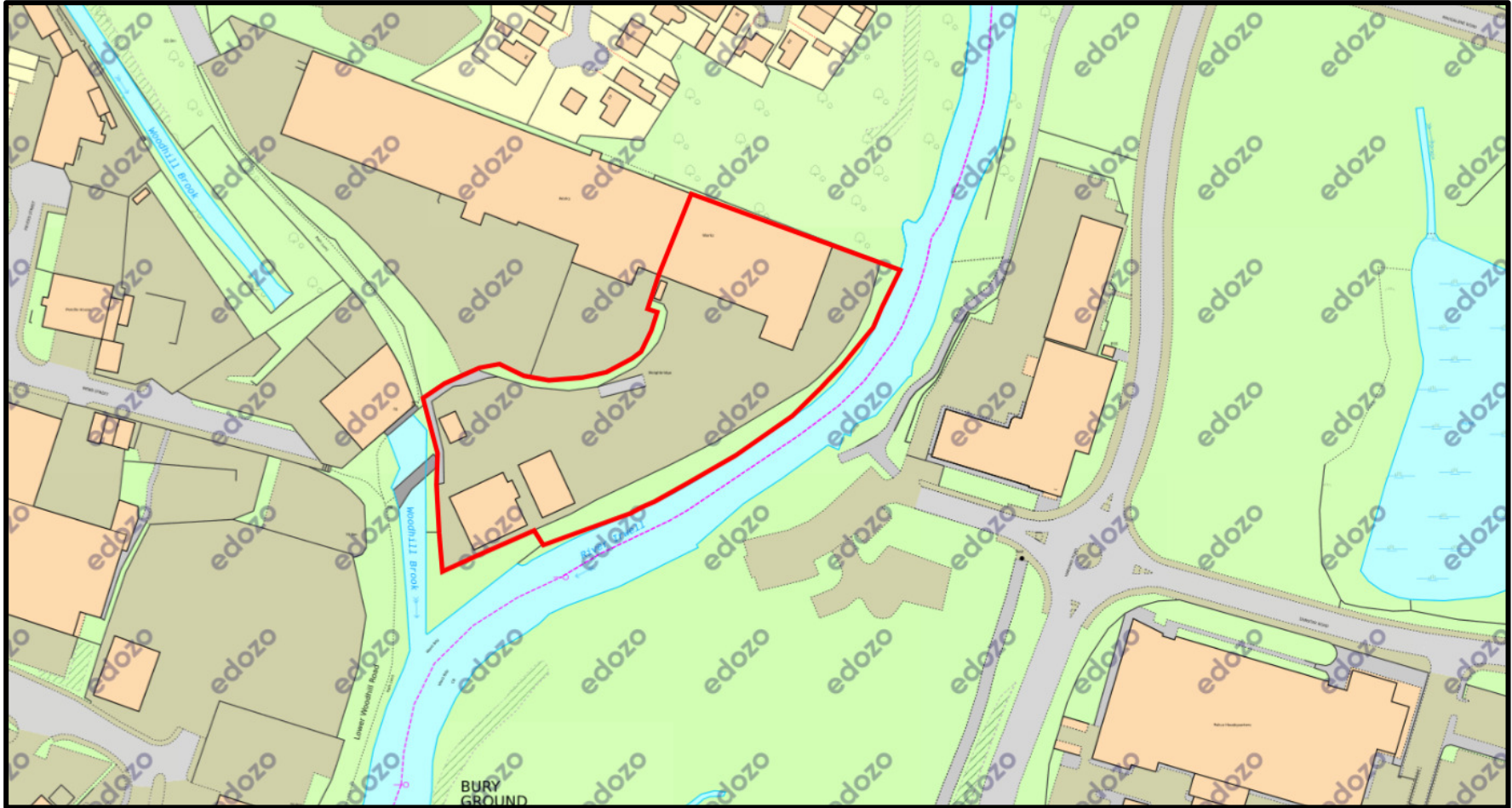
We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



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2.073 acres

0.839 ha

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Property

Unit 3 Irwell Works, Lower Woodhill Road, Bury, Lancs, BL8 1AA

Contents

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Valuation

Current rateable value (1 April 2023 to present)

£70,500

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

[Estimate your business rates bill](#)

Valuations for this property

Valuations Help with Valuations	Effective date Help with Effective date	Rateable value
CURRENT 1 April 2023 to present	1 April 2023	£70,500
PREVIOUS 1 April 2017 to 31 March 2023	1 April 2017	£58,000

Hide all sections

Valuation details , Hide

Description [Help with Description](#)

Workshop and premises

Local council

Bury

Local council reference [Help with Local council reference](#)

0B521200111223

Rating list [Help with Rating list](#)

2023

Effective date [Help with Effective date](#)

1 April 2023

Valuation scheme reference [Help with Valuation scheme reference](#)

615404

Base rate [Help with Base rate](#)

£24.00

Measurement method [Help with Measurement method](#)

Gross internal area

Transitional relief certificate issued [Help with Transitional relief certificate issued](#)

No

Special category code [Help with Special category code](#)

096G

How the rateable value is calculated , Hide

The Valuation Office Agency (VOA) uses a 'rental' method to value industrial properties like factories, warehouses and workshops.

The VOA gathers information about rents paid for industrial properties. It analyses the information and works out a price per square metre. To get the price per square metre of an individual property, the VOA considers things like property age, location, physical characteristics and features.

The price per square metre is multiplied by the property floor area to get the rateable value.

Plant and machinery, car parking and land that add to the rateable value are shown separately in the valuation.

This property is part of [valuation scheme 615404](#) which includes a price for floor areas and property features.

[More about how business properties are valued](#)

Description	Workshop floor areas		
	Area m ² /unit	£ per m ² /unit	Value Help with Value
Ground floor workshop	1,369.2	£23.40	£32,039
Ground floor works office	34	£24.00	£816
Ground floor reception / entrance	6.9	£28.80	£199
First floor office	78.5	£28.80	£2,261
Ground floor workshop	211.12	£46.80	£9,880
Ground floor workshop	202.2	£46.80	£9,463
Ground floor workshop	141.3	£48.00	£6,782
Mezzanine floor works office	9	£23.40	£211
Total	2,052.22		£61,651
Description	Additional details		
	Area m ² /unit	£ per m ² /unit	Value Help with Value
Hard surfaced, fenced land	2852.8	£4.00	£11,411
Total			£11,411

Plant and machinery

Description	Value Help with Value
-------------	---------------------------------------

Description	Value	Help with Value
Plant and machinery	£1,183	
Total	£1,183	

Adjustments made to property

Description	Adjustment	Help with Adjustment
Access	-0.05%	
Total	£-3,712	

Valuation

Total value **£70,533**

Rateable value (rounded down) £70,500

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The rateable value and your business rates bill , Show

Business rates relief , Show

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