

UNIT 10 CONNECT 56 BUSINESS HUB, MANCHESTER ROAD, BURY, BL9 9NY



5,853 Sq Ft (543.74 Sq M)

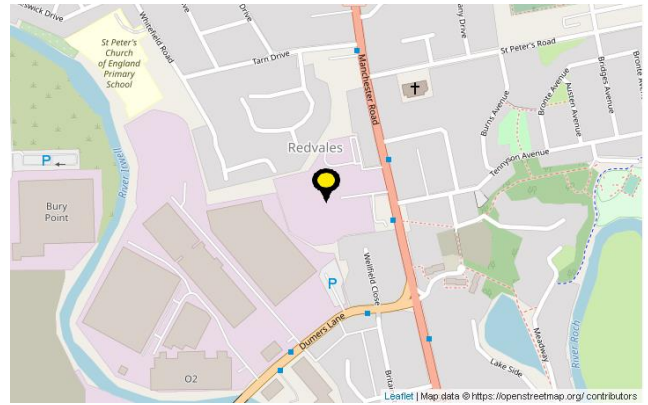
- **WAREHOUSE / INDUSTRIAL UNITS**
- **PROMINENT LOCATION CLOSE TO J3 OF M66**



LOCATION

Unit 10 is located within Connect 56 Business Park, just off the A56 Manchester Road, which is the main link road between Bury, which is less than ½ mile North and Manchester City Centre is approximately 7 miles to the South.

Connection to the M66 Motorway is at Junction 3, which is 1.7 miles away, and Junction 18 of the the M60 is 4.1 miles to the North.



DESCRIPTION

Unit 10 is accessed to the rear of the site and would be suitable for light manufacturing, storage and distribution. Access is via two electric roller shutter doors.

The unit has a concrete floor, partially under a pitched slate roof, and a new steel portal frame extension with profile steel cladding and translucent roof lights.

ACCOMMODATION

	Sq. ft	Sq. m
Total Area	5,853	543.74

(Measurements to be confirmed)

SERVICES

All main services are available.

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

38,044.50. Per Annum.

SERVICE CHARGE

£136.57 Per Calendar Month

BUILDINGS INSURANCE

£92.67 Per Calendar Month.

LEGAL FEES

Each party to be responsible for their own legal fees.

VAT

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

EPC

An Energy Performance Certificate will be made available on request.

VIEWING

Strictly by appointment with the agents:
NOLAN REDSHAW:

Contact: Jonathan Pickles
Tel: 0161 763 0825
Email: jonathan@nolanredshaw.co.uk

Contact: Paul Nolan
Tel: 0161 763 0822
Email: paul@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.



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.



 **0161 763 0828**

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Do not scale from this drawing.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

Any discrepancies are to be reported to the architect for clarification.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.

This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

As with all construction projects the CDM 2015 regulations apply and the work on this project may require both the issue of a notification to the HSE (because of the duration of the works on site) and the client may also need to appoint a Principal Designer because there may be more than one contractor working on site. The Principal Designer will be able to coordinate the pre-construction information and also ensure that all contractors under CDM comply with their relevant duties.

The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in The Party Wall Act 1996. The Building Contractor is to verify the thickness of the party walls prior to commencement of the proposed works.

General notes:

All existing personnel doors and larger openings in masonry identified as being built up, are to be built up in concrete blockwork up to an existing level, support to engineers detail / recommendations.

New personnel doors in new openings to include for concrete lintels over and steel framing surround in cladding as applicable to all to engineers details / recommendations.

New roller shutter doors in new openings all to engineers details / recommendations.

Wash basin - 32mm dia. waste, 75mm deep heel trap. Sink - 40mm dia. waste, 75mm deep silt trap. Internal soil and vent pipes open to air terminating a min of 500mm above highest window head level (within 3M) and finished with a perforated cover.

Kitchen area to have mechanical ventilation giving 15 litres / second. It is to have mechanical ventilation giving 6 litres / second.

New drainage runs, depths, sizes and falls to be in accordance with part H of the building regulations and to be agreed with building inspector on site.

Means of escape travel distances for this project are as follows:- one direction max. distance to be 16.7m two direction max. distance to be 30m

As per site in Table 2 (1) Fire alarm system to be by specialist and to be designed and installed in accordance with BS 5839-6:2019 manual call points to be located on escape routes and to be part of the specialist design and to be in accordance with BS 5839-1:2017 emergency lighting to be designed in accordance with BS 5839-1:2017 fire safety signs and emergency exit signage to be provided in accordance with Health and Safety (signs and signals) regulations and to BS 5499-4:2015

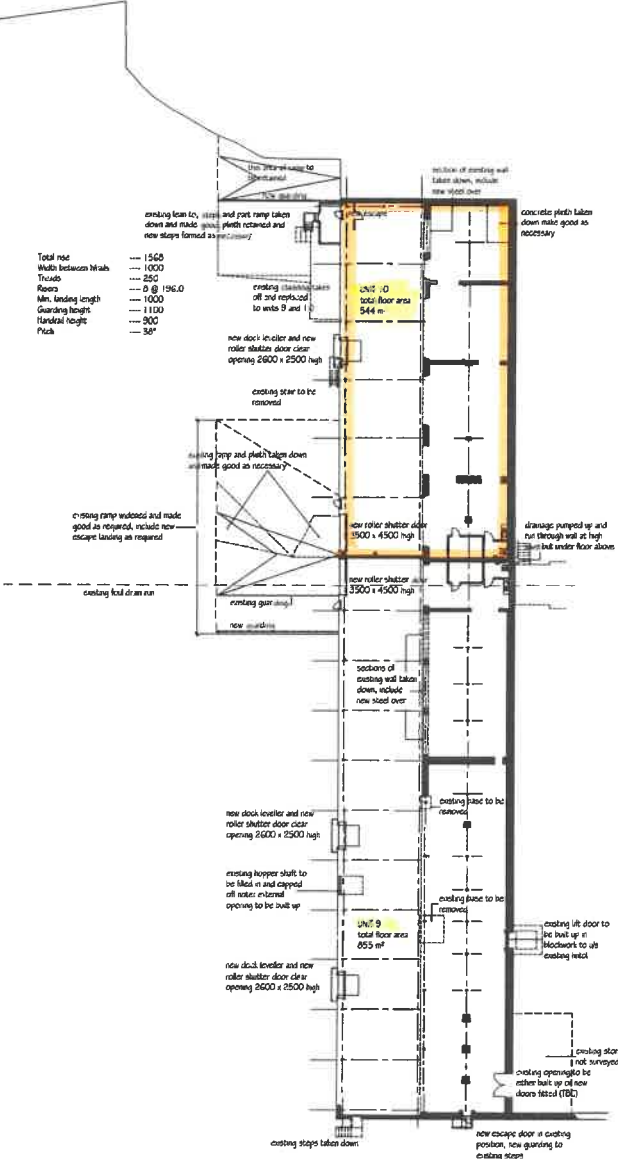
Table with 3 columns: Description, Date, and Status. Row 1: Drawing updated existing drainage added, 21.07.21. Row 2: Drawing updated to building control comments, 12.07.21.

FOR ACCEPTANCE: CLIENT: B & E BOYS.

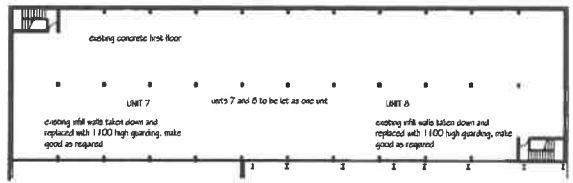
PROJECT: Alterations to Industrial Units, Coppned 56 Business Park, Manchester Rd, Bury, BL9 9NX.

Drawings: Plans as Proposed Sheet 2.

Table with 4 columns: NO. (1:250 @ A1), DATE (July 2020), DRAWN (ajw), CHECKED (ajw). Includes drawing ID C-0431-06 and revision A.



LOWER GROUND PLAN AS PROPOSED



FIRST FLOOR PLAN AS PROPOSED



SCALE BAR (METRES)