

DEAN COURT, CHAMBERHALL BUSINESS PARK, HARVARD ROAD, BURY, BL9 0ES



C.G.I.

3,056 – 6,112 Sq Ft (283.9 – 567.8 Sq M)

- **NEW INDUSTRIAL UNITS**
- **HIGH QUALITY SCHEME**
- **SECURE SITE**
- **AVAILABLE Q4 2024**



0161 763 0828



www.nolanredshaw.co.uk



info@nolanredshaw.co.uk



[@NolanRedshaw](https://twitter.com/NolanRedshaw)

LOCATION

Chamberhall Business Park is situated 1/4 of a mile East of Bury Town Centre and within easy walking distance of the Rock and Millgate Shopping Centres, the Metrolink and all Town Centre amenities.

Bury is 5 miles East of Bolton, 6 miles South West of Rochdale and 8 miles North West of Manchester City Centre.

DESCRIPTION

The scheme is to be built in two phases and will provide units of varying sizes on the most modern Business Park in Bury.

The scheme will be high quality and provide new high quality accommodation.

Units 4 and 5 are available by way of design and build on a leasehold basis.

ADDITIONAL BENEFITS

The site surface water will drain into a SUDS pond, which means the surface water drainage bills will be reduced and reduce business rates bills.

SPECIFICATION

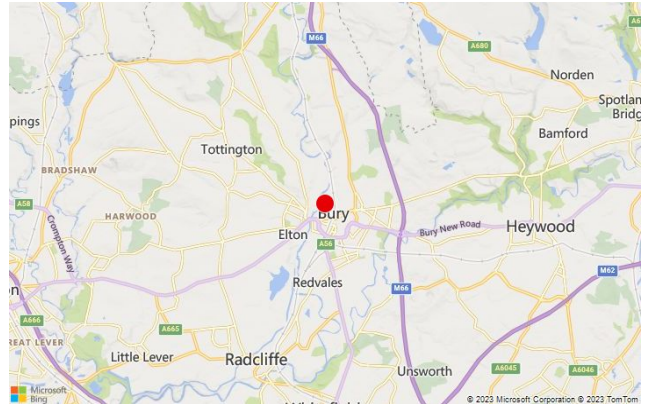
- Attractive part glazed frontages
- Eaves Height between 6.2m - 7 m
- Three Phase Power Supply.
- 40 kN per sq.m. floor loading.

ACCOMMODATION

Phase 1	Sq. ft.	Sq. m.
Unit 1	LET	LET
Unit 2	3,056	285.5
Unit 3	3,056	285.5
Total Area	6,112	567.80

Phase 2	Sq. ft.	Sq. m.
Unit 4	3,380	314.5
Unit 5	3,380	314.5
Total Area	6,760	629.0

(Measurements to be confirmed)



SERVICES

All main services will be installed.

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

Unit 1	LET
Unit 2	£36,600 per annum.
Unit 3	£36,600 per annum.
Unit 4	On Application
Unit 5	On Application

SERVICE CHARGE

A service charge will be levied to cover the maintenance of common areas.

LEASE TERMS

The premises are to be available by the way of a new full repairing and insuring leases for terms to be negotiated.

LEGAL FEES

Each party to be responsible for their own legal fees.



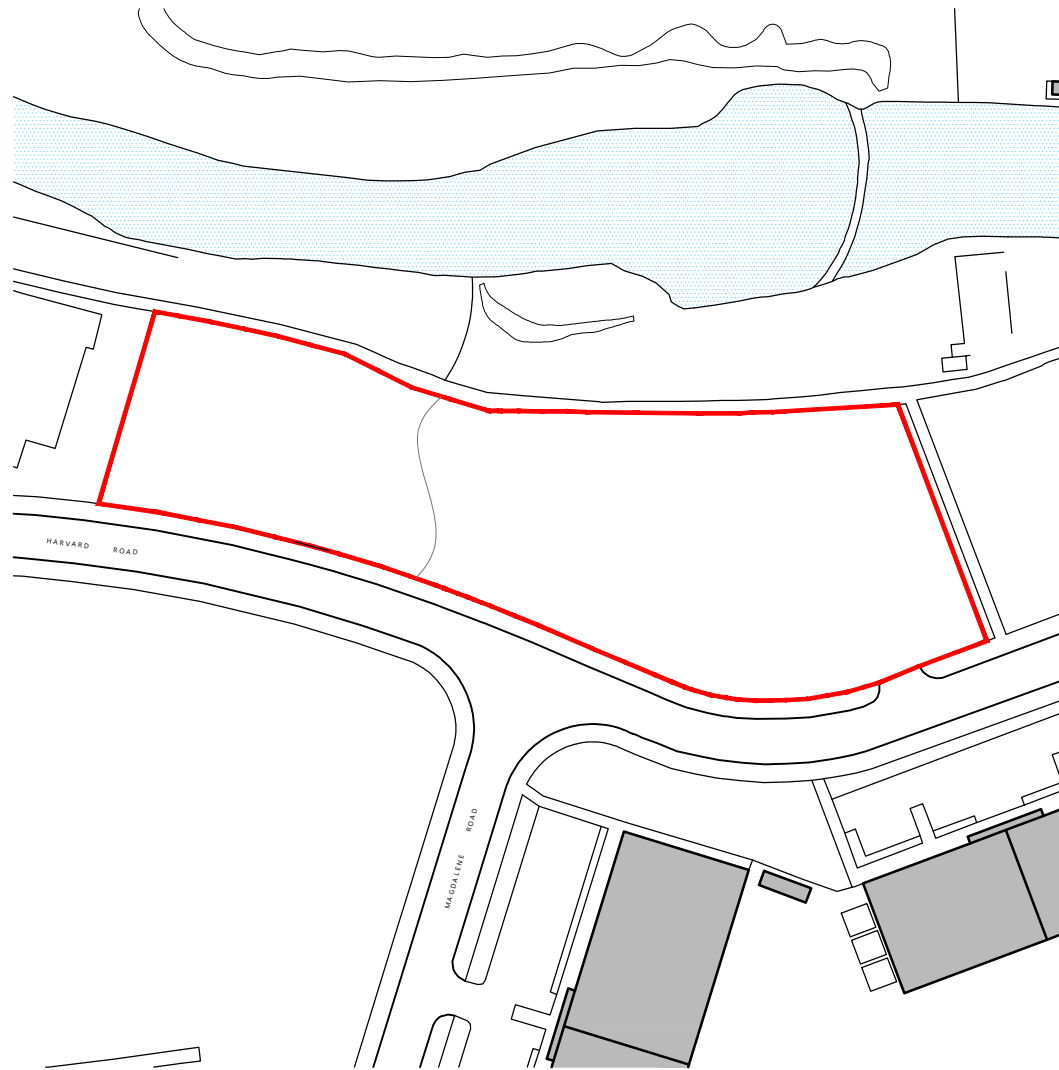
1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 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



C.G.I.



SITE LOCATION PLAN

1:1250

BURY, CHAMBERHALL BUSINESS PARK, BL9 0JU

0345(P)100 Site Location Plan

Finishing Techniques

April 2022

studioPH
architecture

studioPH Limited
Unit 60A
Atlantic Business Centre
Atlantic Street
Altrincham
WA14 5NQ

0161 823 3530

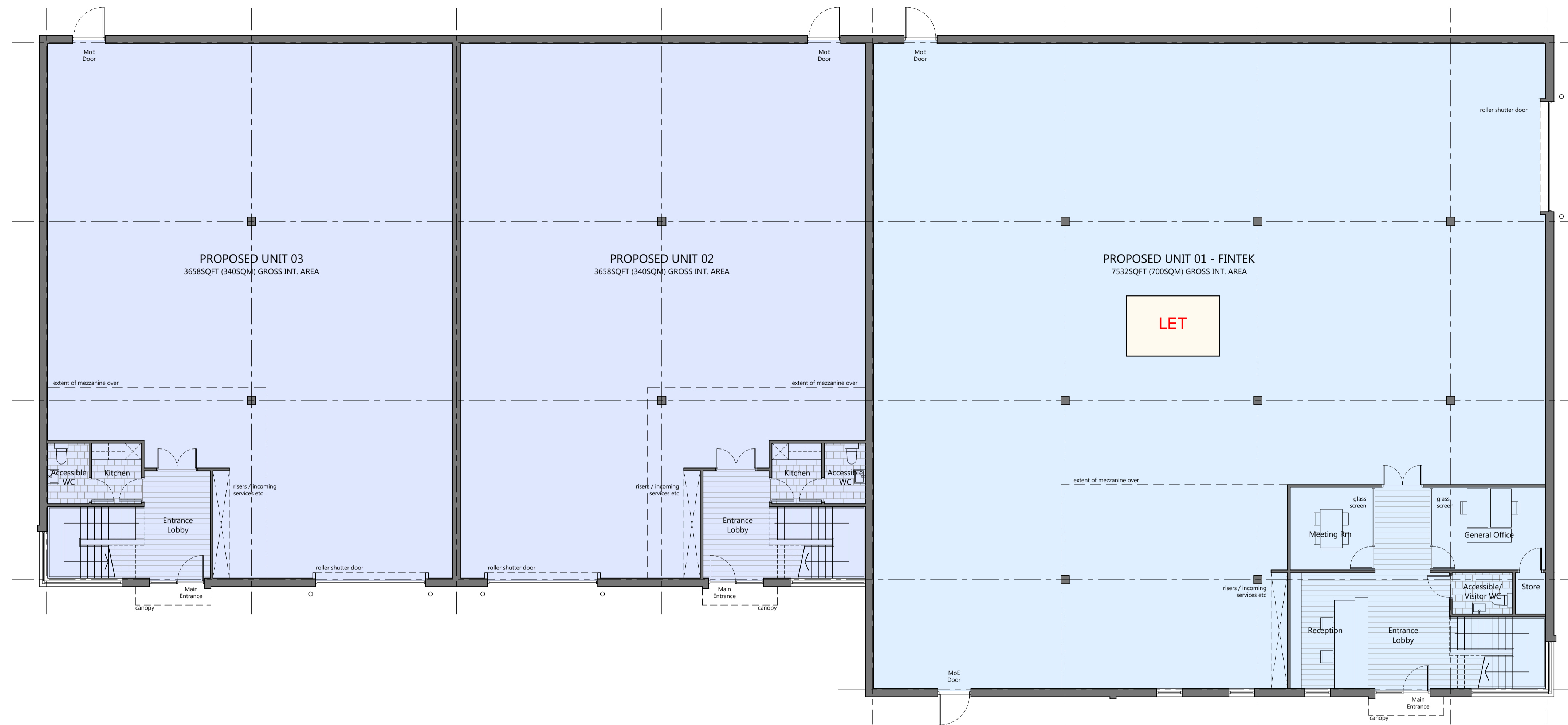
phil@studioPH.co.uk

www.studioPHarchitecture.co.uk

Do not scale from this drawing, use written dimensions only. copyright - studioPH 2020

DRAWING NOTES
 DRAWING FOR PLANNING PRE-APP PURPOSES ONLY
 DO NOT SCALE FROM THIS DRAWING, USE ONLY WRITTEN DIMENSIONS
 DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DOCUMENTATION

NOTE
 internal building layouts are indicative and will be subject to individual occupier requirements



PROPOSED GROUND FLOOR PLAN
 1:100

Rev	Description	Drawn

Client: **FINTEK**

Project: **CHAMBERHALL BUSINESS PARK BURY, BL9 0JU**

Drawing title: **UNIT 01 - 03 FLOOR LAYOUTS**

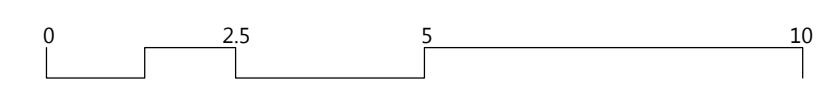
Scale	Drawn	Checked
1:100@A1	PJH	PJH

Date: 08/06/2022 Drawing status: **Planning Pre-App**

Drawing number	Revision
0345(SK)102	#

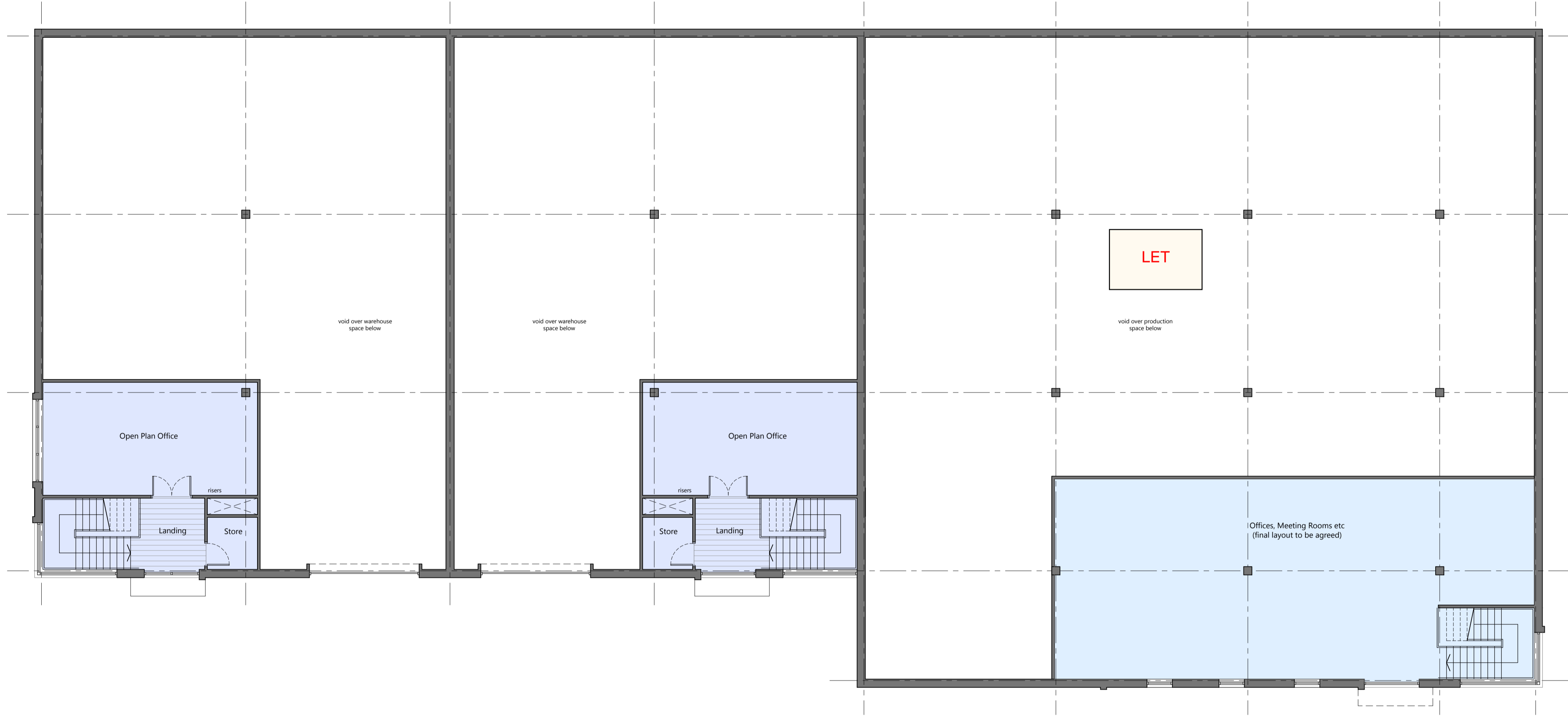
studioPH
 architecture

studioPH Limited
 10th Floor
 Atlantic Business Centre
 Market Street
 Bury, BL9 0JU
 0161 633 3300
 info@studioPH.co.uk
 www.studioPH.co.uk



All dimensions to be checked on site, use written dimensions only, copyright © studioPH 2022

DRAWING NOTES
 DRAWING FOR PLANNING PRE-APP PURPOSES ONLY
 DO NOT SCALE FROM THIS DRAWING, USE ONLY WRITTEN DIMENSIONS
 DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DOCUMENTATION



PROPOSED FIRST FLOOR PLAN
 1:100

Rev	Description	Drawn

Client: **FINTEK**

Project: **CHAMBERHALL BUSINESS PARK
 BURY, BL9 0JU**

Drawing title: **UNIT 01 - 03
 FLOOR LAYOUTS**

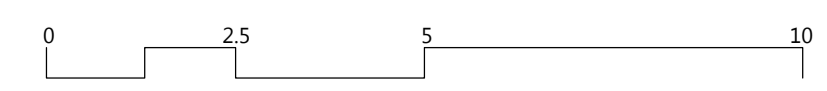
Scale: **1:100@A1** Drawn: **PJH** Checked: **PJH**

Date: **08/06/2022** Drawing status: **Planning Pre-App**

Drawing number: **0345(P)103** Revision: **#**

studioPH
 architecture

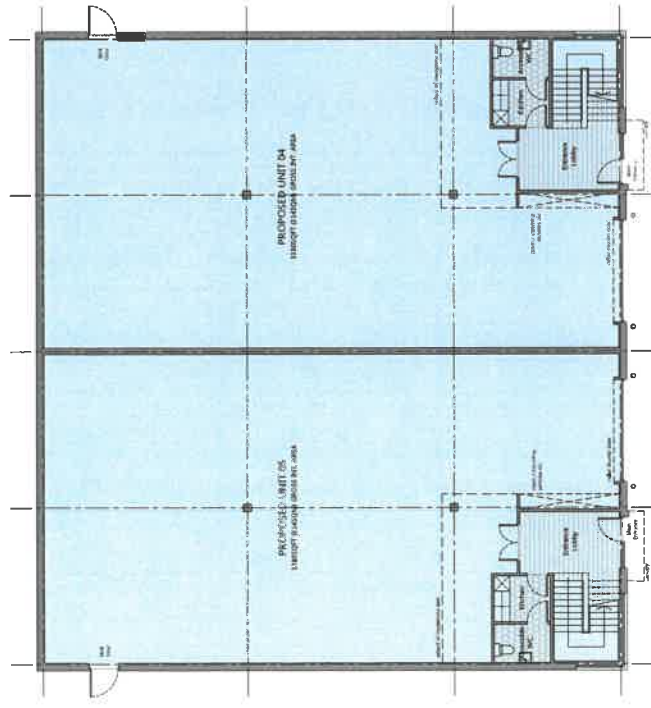
studioPH Limited
 10th Floor
 Atlantic Business Centre
 Market Street
 Bury, BL9 0JU
 0161 623 3300
 info@studioPH.co.uk
 www.studioPH.co.uk



All dimensions to be checked on site, use written dimensions only, copyright © studioPH 2022

DRAWING NOTES
 DRAWINGS FOR PLANNING PRE-APP PURPOSES ONLY
 DO NOT SCALE FROM THIS DRAWING, USE ONLY WRITTEN DIMENSIONS
 THIS DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE CONSIDERED A CONTRACT DOCUMENT WITH ANY OTHER PROJECT DOCUMENTATION

NOTE
 1. All dimensions are in feet and inches unless otherwise noted.
 2. All dimensions are to the centerline of the wall unless otherwise noted.



PROPOSED GROUND FLOOR PLAN
 1:100



PROPOSED FIRST FLOOR PLAN
 1:100

By: [Signature] Location: [Blank] Date: [Blank]
ANTEK

Project: **CHAMBERHALL BUSINESS PARK**
BURY, BL9 0DU

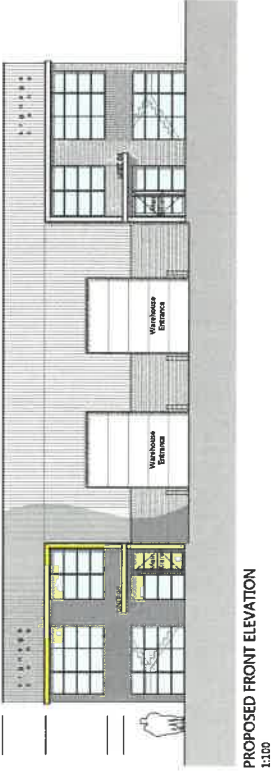
Drawings: **UNIT 04 & 05**
FLOOR PLANS

Scale: 1:100@A1
 Designer: PJH
 Date: 08/05/2022
 Drawing Series: Planning Pre-App
 Drawing No: 0945/SK/105

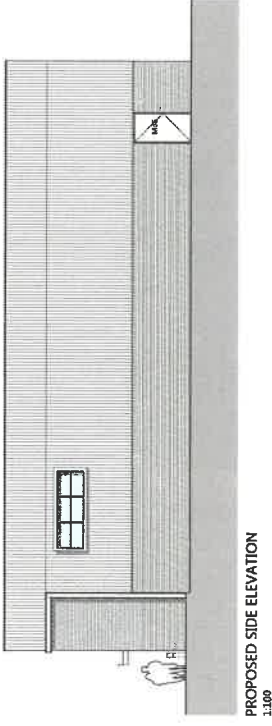
studioPH
 architecture



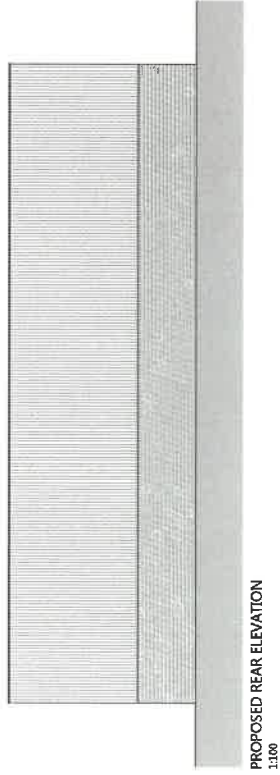
DRAWING NOTES
DRAWING FOR PLANNING PRELAP PURPOSES ONLY
DO NOT SCALE FROM THIS DRAWING. USE ONLY WHAT IS
SHOWN.
THIS DRAWING IS TO BE USED IN CONNECTION WITH ALL OTHER
PROJECT DOCUMENTATION.



PROPOSED FRONT ELEVATION
1:100



PROPOSED SIDE ELEVATION
1:100



PROPOSED REAR ELEVATION
1:100



PROPOSED SIDE ELEVATION
1:100

For: FINTEK
Drawn by: [blank]
Checked by: [blank]
Date: [blank]

PROJECT: CHAMBERHALL BUSINESS PARK
BURY, B15 0TU
DRAWING NO: UNIT 04 & 05
ELEVATIONS
DATE: 09/06/2022
DRAWN BY: P.H.
CHECKED BY: P.H.
PROJECT NO: 09455803106

studioPH
architecture

