

UNIT 6 DALE INDUSTRIAL ESTATE, DALE STREET, RADCLIFFE, MANCHESTER, M26 1AD



2,346 Sq Ft (217.94 Sq M)

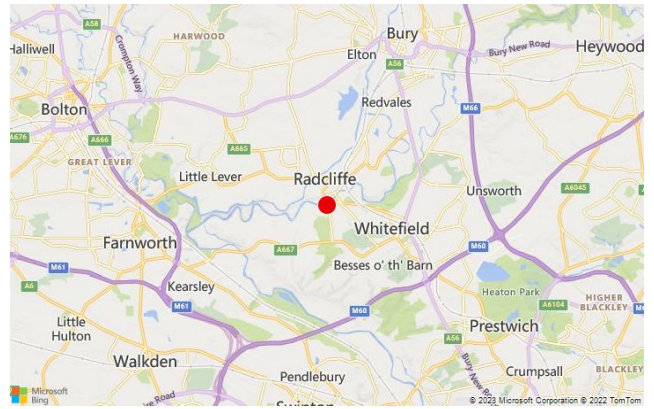
- **INDUSTRIAL WAREHOUSE UNIT**
- **MODERN ESTATE COMPRISING 16 UNITS**
- **INTEGRAL OFFICE**



LOCATION

Dale Industrial Estate is well located in Radcliffe, a town within the Metropolitan Borough of Bury, in Greater Manchester. The estate benefits from from easy access to the M60 which taps into the regional and national motorway network.

Bury is just over 4 miles north-east from the estate, Manchester City Centre is just under 8 miles and Manchester Airport is approximately 24 minutes drive time. Nearby Kearsley station offers regular and direct services to Southport and Stalybridge.



DESCRIPTION

The estate comprises a development of 16 self-contained industrial units providing industrial / warehouse accommodation is arranged within 3 terraces with generous loading and parking provision. The units are of steel portal frame construction with brick built elevations.

The unit provides an open-plan warehouse with WC, there is a security shutter for loading access approximately 4m x 4m.

Externally there is parking to the front of the unit and there is additional estate parking on site

ACCOMMODATION

	Sq. Ft.	Sq. M
Total Area	2,346	217.94

(Measurements to be confirmed)

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

£18,200 per annum.

Rent is exclusive of service charge, insurance, utilities, business rates, VAT and any other outgoings.

DEPOSIT

The ingoing tenant will be required to pay a deposit prior to taking occupation of the premises, to be held in a deposit account for the duration of the term.

LEGAL FEES

Each party to be responsible for their own legal fees.

RATES

The rateable value is £14,500, per annum. (2023 Rating List)

VAT

Rents, where quoted, are exclusive of, but will be liable to, VAT.

EPC

To Be Confirmed

VIEWING

Strictly by appointment with the joint agents.

NOLAN REDSHAW

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

SANDERSON WEATHERALL

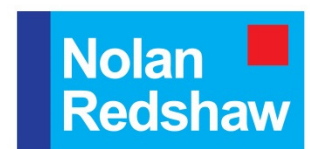
Contact: Adam Marshall
Tel: 0161 259 7027
Email: adam.marshall@sw.co.uk

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.



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