

## OFFICE UNIT, BLOCK 5, ALBERT CLOSE TRADING ESTATE, WHITEFIELD, MANCHESTER, M45 8EH



**3,028 Sq Ft (281.39 Sq M)**

- **ATTRACTIVE OFFICE UNIT**
- **WITHIN 1 MILE OF JUNCTION 17 OF M60**



**0161 763 0828**



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## LOCATION

The premises are situated on Albert Close, which is just off Moss Lane in Whitefield. The property is within 300 yards of the A56, Bury New Road, which provides direct access to Junction 17 of the M60 Motorway.

Manchester City Centre is approximately 5 miles South and Bury Town Centre is approximately 4 miles to the North. The premises are within a secure gated development in a long-established industrial area.

## DESCRIPTION

The attractive modern office property is a two storey unit, with a steel clad monopitch roof and double glazed powder coated windows, it provides modern attractive offices, part of which has a raised floor.

The offices were constructed in 2016 and have an attractive reception area, with a tiled floor, there are visitors toilets adjacent, a breakout / welfare area.

Thereafter there is a large meeting / boardroom and first floor open plan offices with raised floors on the first floor.

- Dedicated Parking Spaces.

## ACCOMMODATION

	Sq. Ft.	Sq. M.
<b>Total Area</b>	<b>3,028</b>	<b>281.39</b>

(Measurements to be confirmed)

## SERVICES

We understand all main services are installed and will be separately metred. Part raised floor ready to move into, with comms cupboard and two electric charging points.

## SERVICES RESPONSIBILITY

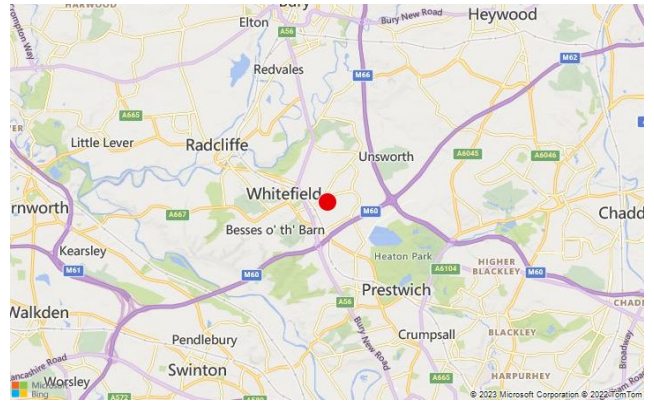
It is the prospective tenants responsibility to verify all services and systems are in working order and are of adequate capacity and suitable for their purpose.

## RENT

£28,000 pax

## LEGAL FEES

Each party to be responsible for their own legal fees.



## RATES

Separate rates need to be assessed.

## LEASE

A new full repairing and insuring lease is offered on terms to be negotiated.

## EPC

The property has an Energy Performance Rating of B..

## VAT

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

## VIEWING

Strictly by appointment with the sole agents.  
**Nolan Redshaw**

Contact: Paul Nolan  
Tel: 0161 763 0822  
Email: [paul@nolanredshaw.co.uk](mailto:paul@nolanredshaw.co.uk)

Contact: Jonathan Pickles  
Tel: 0161 763 0825  
Email: [jonathan@nolanredshaw.co.uk](mailto: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.



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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# Energy Performance Certificate

## Non-Domestic Building



Units 1-2 Block 5  
Albert Trading Estate  
Albert Close, Whitefield  
MANCHESTER  
M45 8EH

Certificate Reference Number:  
0198-0084-6830-1100-2803

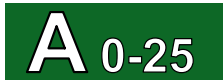
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

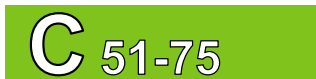
More energy efficient



Net zero CO<sub>2</sub> emissions



**45** This is how energy efficient the building is.



Less energy efficient

### Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	987
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	33.76
Primary energy use (kWh/m <sup>2</sup> per year):	221.7

### Benchmarks

Buildings similar to this one could have ratings as follows:

If newly built

If typical of the existing stock

## Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

<b>Assessment Software:</b>	iSBEM v5.4.b using calculation engine SBEM v5.4.b.0
<b>Property Reference:</b>	286110840000
<b>Assessor Name:</b>	Oliver Smethurst
<b>Assessor Number:</b>	STRO001581
<b>Accreditation Scheme:</b>	Stroma Certification Ltd
<b>Employer/Trading Name:</b>	Commercial Energy Assessors
<b>Employer/Trading Address:</b>	Coronation Ave
<b>Issue Date:</b>	10 Aug 2018
<b>Valid Until:</b>	09 Aug 2028 (unless superseded by a later certificate)
<b>Related Party Disclosure:</b>	Not related to the owner.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report - 0080-2911-0468-4180-0084.

## About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Stroma Certification Ltd. You can obtain contact details of the Accreditation Scheme at [www.stroma.com](http://www.stroma.com).

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at [www.ndepcregister.com](http://www.ndepcregister.com). The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at [www.opendatacommunities.org](http://www.opendatacommunities.org).

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit [www.ndepcregister.com](http://www.ndepcregister.com). To opt out of having information about your building made publicly available, please visit [www.ndepcregister.com/optout](http://www.ndepcregister.com/optout).

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## Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.