

WARTH INDUSTRIAL ESTATE, RADCLIFFE ROAD, BURY, GREATER MANCHESTER, BL9 9NB



5,900 – 50,591 Sq Ft (548.11 – 4,699.90 Sq M)

PRELIMINARY DETAILS

- **UNDER REFURBISHMENT**
- **UNDER NEW OWNERSHIP**
- **CONVENIENT LOCATION**
- **SECURE ESTATE**



LOCATION

Warth Industrial Park is located fronting Radcliffe Road, Bury, just off the A56 Manchester Road, the Estate is accessed at Junction 2 of the M66 Motorway, which is approximately 2 miles to the North East and also Junction 17 of the M60, which is approximately 3 miles to the South.

Bury Town Centre is less than a mile to the North East and Radcliffe Town Centre is approximately 1.5 miles to the South West. Manchester City Centre is approximately 8 miles due South. The Estate is approached by Warth Road.

DESCRIPTION

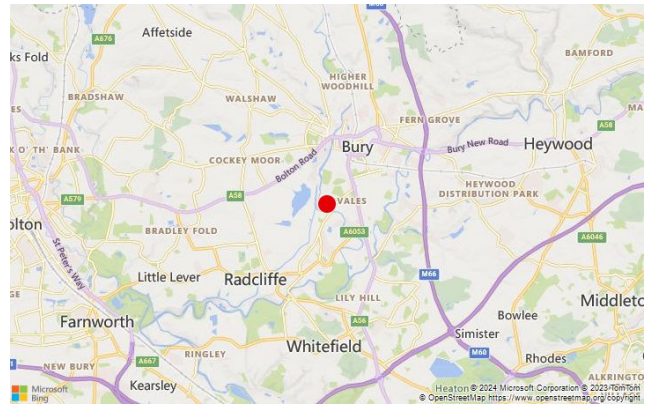
The Estate comprises of a series of portal frame warehouses and industrial units of various eaves heights, the estate is undergoing a substantial refurbishment programme. At present the specification can be tailored to individual requirements.

A second phase will follow in due course.

ACCOMMODATION

Unit	Sq. Ft.	Sq. M.	
2	10,979	1,020	
3	7,319	680	CAN BE COMBINED
4	32,293	3,000	
5	12,916	1,200	CAN BE COMBINED
6	13,455	1,250	
12	24,601	2,750	
15	5,900	548	
16	5,900	548	CAN BE COMBINED
17	5,900	548	
18	7,500	696	
19	8,000	743.2	
20	6,800	631.7	

(Measurements to be confirmed) Gross Internal



REFURBISHMENT

The available units are in the process of being refurbished. The specification varies from unit to unit, but each will be ready to occupy. Tenant's specific requirements can be catered for.

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.

LEASE

The premises are available by way of new full repairing and insuring leases.

BUSINESS RATES

To be separately assessed.

RENT

On application.



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

SERVICE CHARGE

A service charge is levied to cover the external maintenance and manned gatehouse and CCTV, this will form part of the all inclusive rent.

LEGAL FEES

Each party to be responsible for their own legal fees.

VAT

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

EPC

Energy Performance Certificates to be confirmed.

VIEWING

Strictly by appointment with the sole agents.

NOLAN REDSHAW

Contact: Paul Nolan
Tel: 0161 763 0825
Email: paul@nolanredshaw.co.uk

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

DTRE

Contact: Jack Weatherilt
Tel: 07920 468 487
Email: jack.weatherilt@dtre.com

ANTI-MONEY LAUNDERING REGULATIONS

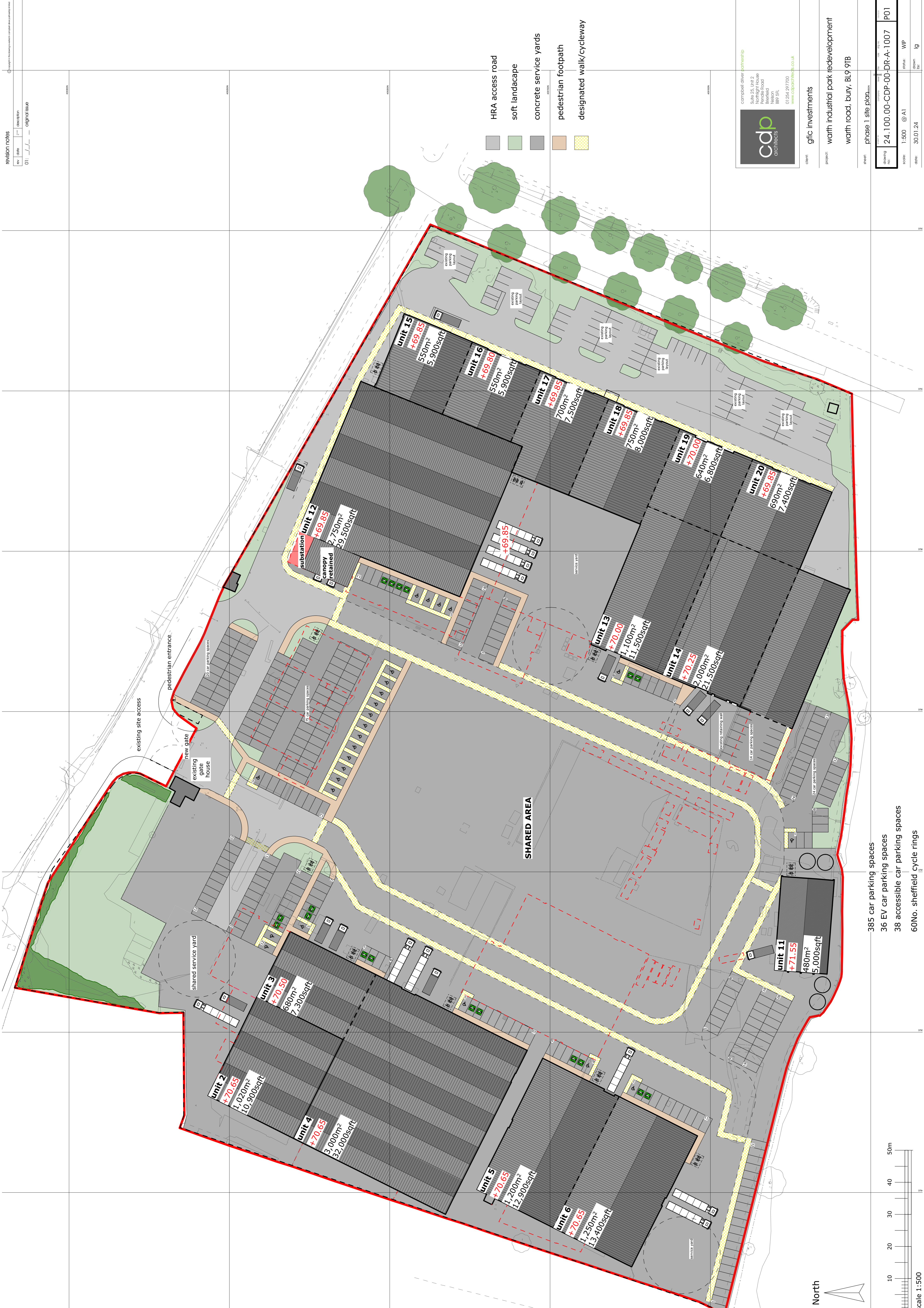
We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



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



- HRA access road
- soft landscape
- concrete service yards
- pedestrian footpath
- designated walk/cycleway

cdp architects
 cambridge drive eastwicksip
 Suite 25, Unit 2
 Perle Road
 Borefield
 B99 5FL
 01256 997700
 www.cdparchitects.co.uk

client: gfc investments
 project: warth industrial park redevelopment
 warth road, bury, BL9 9TB

sheet: phase 1 site plan

drawing no:	24.100.00-CDP-00-DR-A-1007	sheet:	WIP
scale:	1:500 @ A1	drawn by:	lg
date:	30.01.24		

- 385 car parking spaces
- 36 EV car parking spaces
- 38 accessible car parking spaces
- 60No. sheffield cycle rings