

Dumers Lane Manchester

Available to Let
Warehouse
184,422 sq ft (17,133 sq m)



Cross dock loading doors



Fork lift charging area



9 m approximate eaves height



LED lighting



88 car parking spaces



3 levels of office accommodation



Dumers Lane

Sambro International Dumers Lane Bury Manchester BL9 9UE



Description

Constructed in the mid 1990's, this purpose-built, three bay steel portal framed warehouse comprises ancillary offices which are set on a rectangular site offering parking and yard areas. The external elevations offer cavity brick/block walls to a height of approximately 12 ft with lined profile metal cladding above.

The entire building benefits from a sprinkler system and at either end of the building there are concrete surfaced yard areas serving 9 dock loading doors and 2 level loading doors. To the front of the office accommodation is a substantial car park with 88 spaces and barrier access.

Location

Bury is a major town within the Greater Manchester conurbation and is located approximately 10 miles due north of Manchester City Centre, 6 miles west of Rochdale and 6 miles east of Bolton.

The property is strategically located 1.2 miles south of Bury Town Centre within ¼ mile of the junction of Dumers Lane (A6053) and the A56 Manchester Road. Access to the national motorway network is either via Junction 17 (2.5 miles distant) of the M60 via the A56 or from Junction 3 of the M66 (1.8 miles distant) via Hollins Brow Lane.

Nearby occupiers include O2, Thumbs Up and Chint Europe Ltd. The Bracken Trade Park is located opposite the entrance road to the property.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

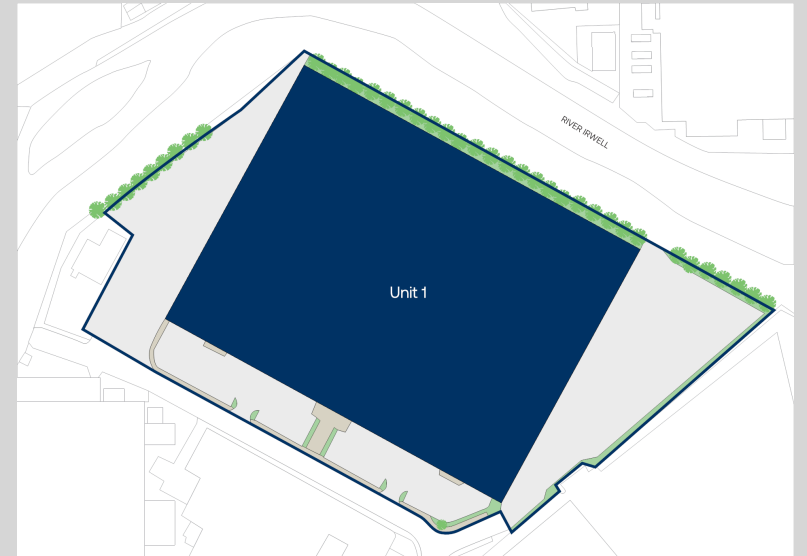
Please contact:

Mileway

Charlotte Middleton
northwest@mileway.com
01925 358160



Alex Palfreyman
apalfreyman@savills.com
07870 999773



Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 1	Warehouse	184,422	17,133	Immediately
Total		184,422	17,133	

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.