

Unit 4D

Towngate Business Centre

5,292 Sq Ft

Manchester Road West, Walkden, M38 0PT

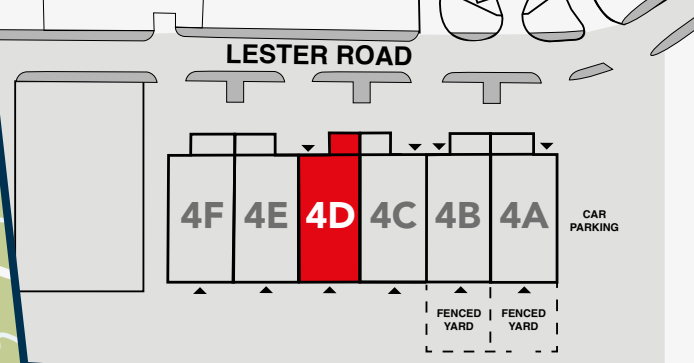


TO LET

Refurbished Industrial/Warehouse Unit

- *4D provides a modern unit with new cladding to unit and office pod*
- *New electrically operated loading door*
- *Rear yard*
- *Excellent access Junction 4 M61*
- *On-site security includes perimeter fencing, key pad operated electric main gates and a remotely operated CCTV system*





Location

The premises are located on Towngate Business Centre which runs off Lester Road and is accessed from Manchester Road West (A6) approximately 1 mile due west of Walkden. Junction 4 of the M61 Motorway lies within 1 mile of the premises via the A6 which in turn provides immediate access to the North West motorway network. The premises are approximately 8 miles north west of Manchester City Centre and 3 miles south of Bolton.

Description

Unit 4D includes modern cladding to both the unit and office pod, unit 4D also benefits from the following.

- New insulated sectional electrically operated up and over door
- Redecoration of office accommodation
- Installation of LED lighting throughout

Access to the unit is provided by 1 x sliding concertina and 1 x roller shutter door to the front and rear of the premises. To the front elevation of the unit is a general office with WC and kitchen facilities. To the rear is a good sized yard

On-site security includes perimeter fencing, key pad operated electric main gates and a remotely operated CCTV system. All main services are available to the premises including gas and ample three phase electricity.

Accommodation

Unit	Sq ft	Sq M
A	Let	
B	Let	
C	Let	
D	5,292	492
E	Let	
F	Let	

EPC

The premises have an EPC rating of D82.

Rental

On application.

Service Charge

The tenant will be responsible for a service charge to contribute towards the cost of services and insurances provided by the landlord.

Rates

Further details are available from the letting agents, www.towngate.plc.uk or alternatively via the Local Rating Authority who can be contacted at www.gov.uk/correct-your-business-rates.

VAT

VAT will be charged as applicable.

Viewings

Strictly by appointment only with the landlord Towngate Plc or one of the joint agents below.



Tom Lamb
tom_lamb@towngate.plc.uk or
Julia Ford
julia_ford@towngate.plc.uk



Andrew Littler
andrew@littlerandassociates.co.uk or
Tracy Myers
tracy@littlerandassociates.co.uk



Rob Taylor
rob.p.taylor@cushwake.com



Will Kenyon
will@b8re.com