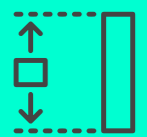


TO LET/ MAY SELL

INDUSTRIAL / WAREHOUSE UNIT



12,069 sq ft
(1,121.47 sq m)



Eaves height
8.5 metres



Excellent yard



Under
refurbishment
(Available September 2023)



UNIT 2

IRWELL WORKS, LOWER WOODHILL ROAD, BURY, LANCASHIRE, BL8 1AA

LOCATION



Irwell Works is situated on Lower Woodhill Road, in a long established commercial and industrial area, close to the Junction of Woodhill Road and Brandlesholme Road, which is the B6214.

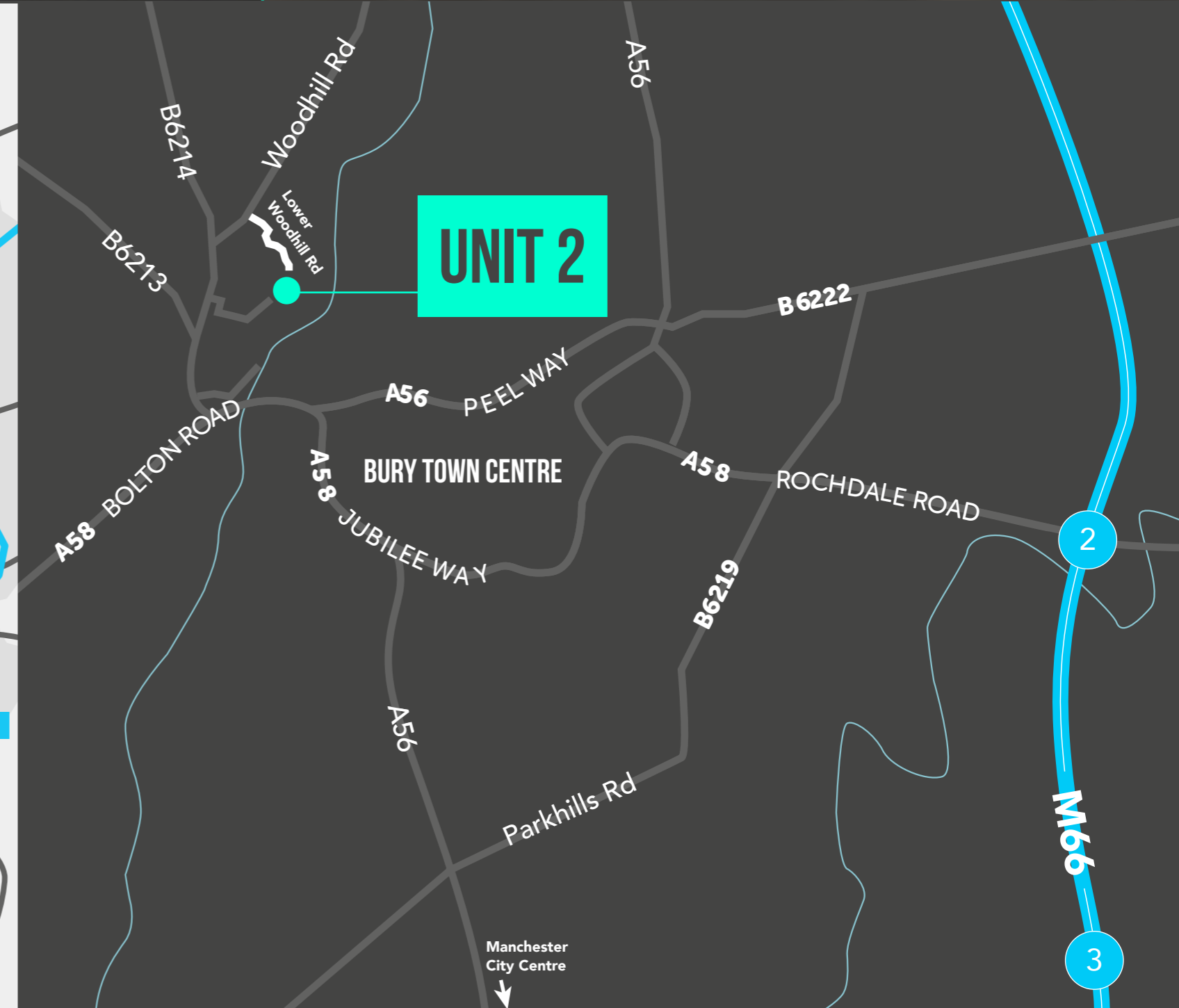
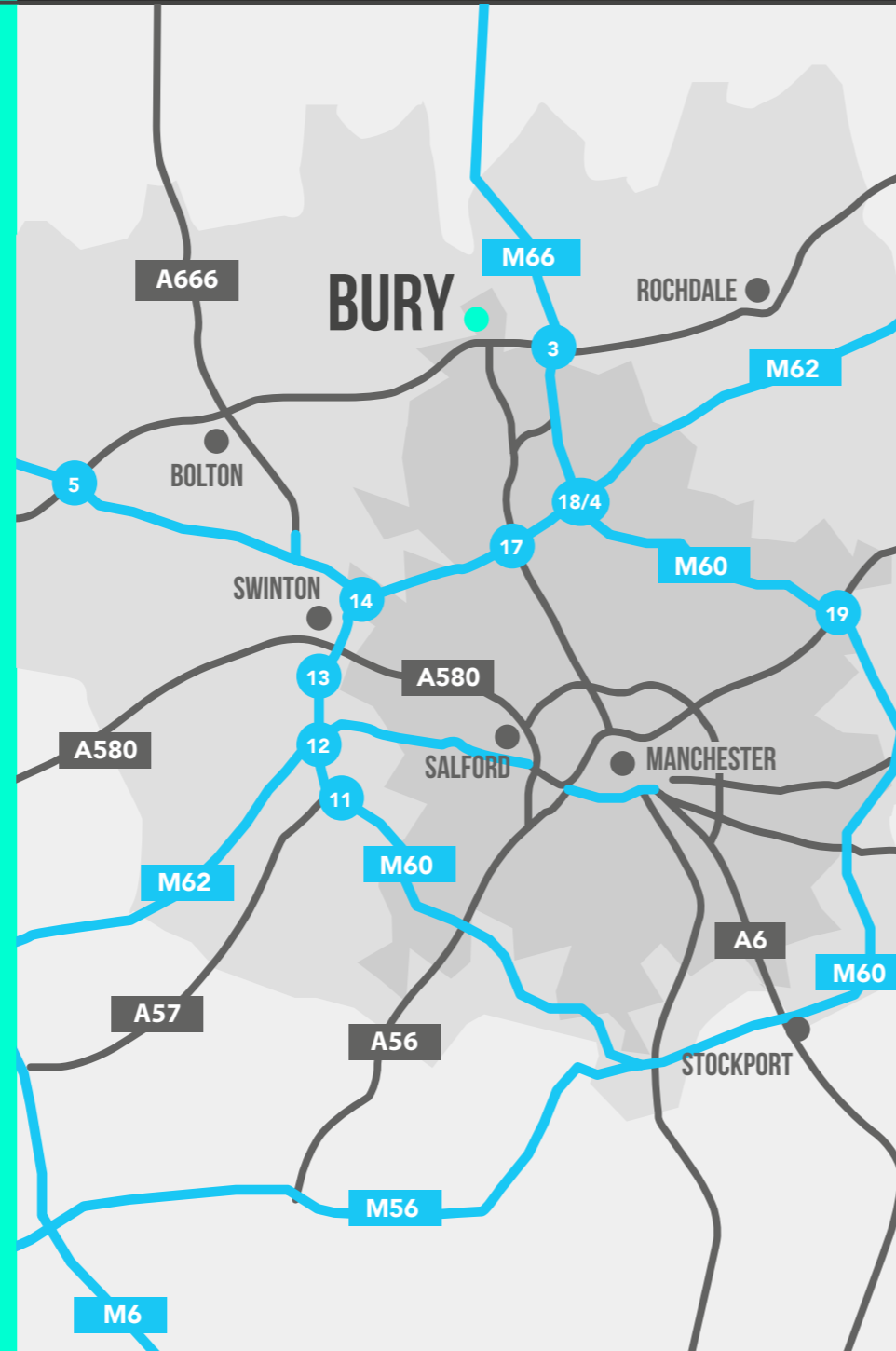
The premises have excellent access to Bury Town Centre, via the A58 Bolton Road, which provides access thereafter to the inner relief road and to Junction 2 of the M66 Motorway, which is approximately 2.5 miles to the East.

Junction 17 of the M60 Motorway can be accessed via the A56 Manchester Road, approximately 4 miles to the South.

In close proximity to Irwell Industrial Estate are Screwfix, Topps Tiles, Evans Halshaw, Perrys and Safestore.



Evans Halshaw



UNIT 2

IRWELL WORKS, LOWER WOODHILL ROAD, BURY, LANCASHIRE, BL8 1AA

DESCRIPTION



Unit 2 comprises of a traditionally constructed steel framed high bay warehouse / factory unit with concrete floor and steel trussed roof, which is about to be replaced.

The walls are clad predominantly in brick with lined profile steel cladding above. The eaves height is approximately 8.5 metres.

There are ground floor offices and a roller shutter door providing access.

The unit is to be refurbished and specific tenants requirements can potentially be incorporated at this stage.

Externally there is a secure yard.

SERVICES

We believe all main services are installed. 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.

ACCOMMODATION



	SQ FT	SQ M
Workshop	10,900	1,012.86
Offices	1,169	108.61
Total Area	12,069	1,121.47

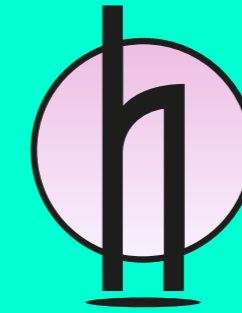
Sizes are subject to re-measurement

Plan may not be to scale

UNIT 2

IRWELL WORKS, LOWER WOODHILL ROAD, BURY, LANCASHIRE, BL8 1AA

FURTHER INFORMATION



HAMILTON HEATH
ESTATES LTD

TENURE

The property is available by way of a new full repairing insuring lease for a term to be negotiated, or a sale of the building will be considered.

RENTAL

The quoting rent is £96,000 per annum, equating to approx £8 per sq ft. Possible rental incentives may be available subject to lease terms.

PRICE

The property can be purchased at a quoting price of **£1,800,000 (One Million and eight hundred thousand pounds)**.

SERVICE / ESTATE CHARGE

There is an estate charge to cover maintenance of the common areas and buildings insurance.

VAT

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

LEGAL FEES

Each party to be responsible for their own legal fees.

RATEABLE VALUE

We believe the current rateable value of the property is £28,250, although confirmation should be sought from Bury MBC.

EPC

An Energy Performance Certificate will be prepared on completion of the refurbishment works, and can be made available on request

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.

VIEWING

Strictly by appointment with the sole agents:



PAUL NOLAN

Tel: 0161 763 0822

Email: paul@nolanredshaw.co.uk

JONATHAN PICKLES

0161 763 0825

jonathan@nolanredshaw.co.uk

All images are CGI's of the proposed refurbishment

Nolan Redshaw give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Published June 2023.

Designed by:
Blaze
Marketing
0161 387 7252

UNIT 2

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