



**Bankfield Road, Tyldesley, Manchester, M29 8QH**

53,975 sq ft / 5,014.41 m<sup>2</sup>

- Detached industrial/warehouse premises.
- Perimeter fence and entrance gate.
- Two level loading doors
- 3 tonne crane
- Eaves height of 6 metres
- External offices
- Total site acreage 2.043 acres

**0161 375 600**

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## LOCATION

The unit is located on Bankfield Road, Tyldesley, Manchester located adjacent to Parr Bridge Retail Park with occupiers of Starbucks, Lidl & Greggs

The unit is in close proximity to the nearby East Lancs Road providing direct access to Junction 14 of the M60 motorway (3miles and Junction 23 of the M6 motorway (10 miles).

## FLOOR AREAS

Description	Size (sq ft)	Size (sq.m)
Warehouse	50,117	4,655.94
Ground floor office	1,929	179.24
FF office & ancillary	1,929	179.24
<b>TOTAL</b>	<b>53,975</b>	<b>5,014.41</b>

## ACCOMODATION

The property comprises warehouse premises of the following specification;

- Steel portal frame construction
- Sodium bay lighting in the warehouse
- Profile metal skin clad roof with 10% roof light coverage
- Two level access doors
- Dedicated ground and first office space
- Staff welfare facilities
- 3 tonne crane within main warehouse

Externally the unit has electronic gated access with a fully secure fenced boundary with a dedicated loading area and marked parking bays to the side.



## TERMS

The property is available by way of a new lease or alternatively consideration will be given to a sale.

## BUSINESS RATES

The property has a current rateable value of £124,000. Interested parties should make their own enquiries to the local authority.

## ENERGY PERFORMANCE CERTIFICATE

An EPC can be provided upon request

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction

## VIEWINGS

For further information please contact:

Will Kenyon:

Email: [will@b8re.com](mailto:will@b8re.com)

Tel: 0161 375 600

Jon Thorne

Email: [Jon@b8re.com](mailto:Jon@b8re.com)

Tel: 0161 375 600

John Barton

Email: [john@bcrealestate.co.uk](mailto:john@bcrealestate.co.uk)

Tel: 0161 636 9202

