



TOWNGATE BUSINESS CENTRE

MANCHESTER ROAD WEST, WALKDEN **M38 0PT**

TO LET



**LAST THREE
UNITS REMAINING**

**ON SITE NOW
COMPLETION MAY 2024**

BRAND NEW INDUSTRIAL/
WAREHOUSE UNITS

5,450 - 17,995 SQ FT



www.towngatebusinesscentre-walkden.co.uk

 **TOWNGATE PLC**

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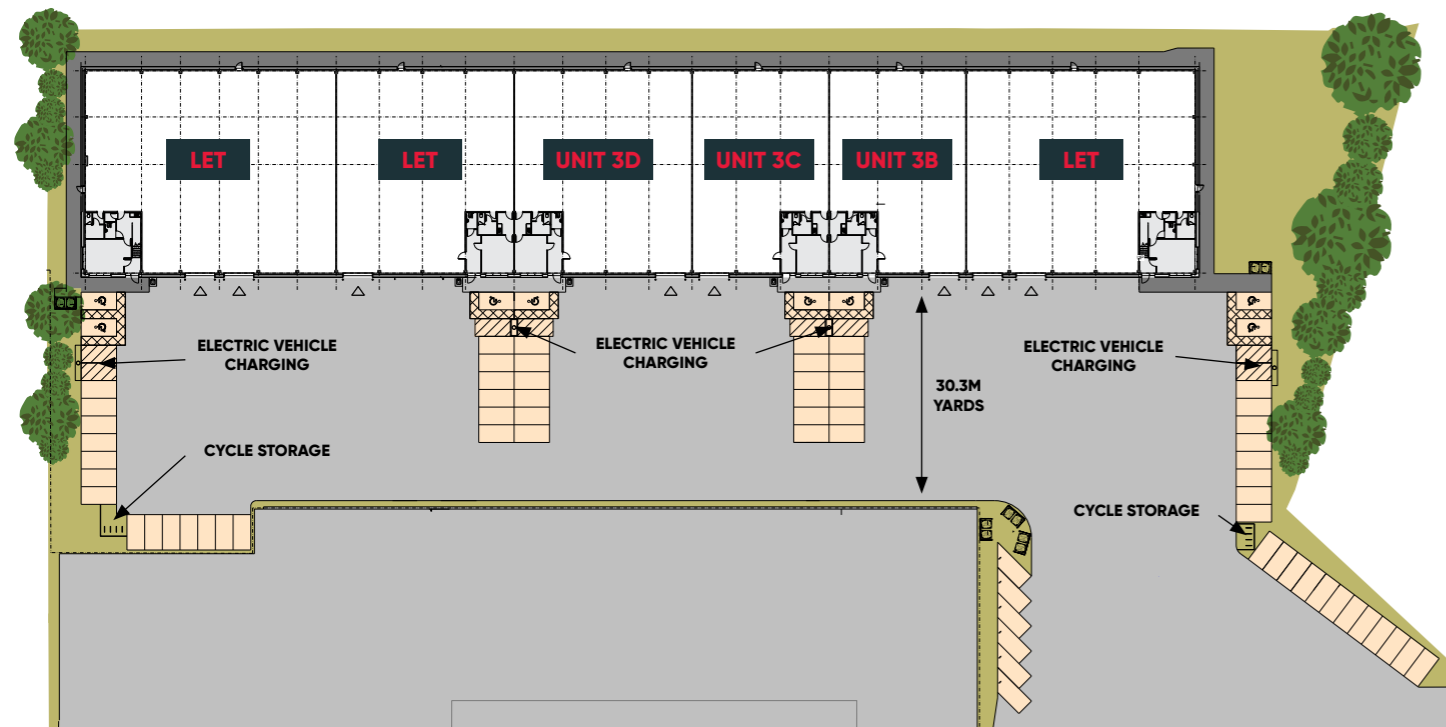
BRAND NEW INDUSTRIAL/ WAREHOUSE UNITS

5,450 - 17,995 SQ FT

DESCRIPTION

Units 3A-F provides a development of 6 brand new industrial/warehouse units with remaining units ranging between 5,450 and 7,095 sq ft and potential to combine units up to 17,995 sq ft. Providing good yards and integral offices to each unit, Towngate Business Centre is a fully secured site, Secured by Design designated. These high specification units will target a BREEAM – very good rating.

SITE PLAN



ACCOMMODATION

Unit	Sq Ft	Parking
Unit 3A Office Ground Office First	LET	
Unit 3B Office	4,850 600	7
Total	5,450	
Unit 3C Office	4,850 600	7
Total	5,450	
Unit 3D Office	6,495 600	7
Total	7,095	
Unit 3E Office	LET	
Unit 3F Office Ground Office First	LET	
Total	17,995	21

Plus additional ancillary/visitor parking

SPECIFICATION

General

- Fully secured site with single point access/egress.
- Will target a BREEAM – very good rating.
- Secured by Design designated.
- Planning Use Classes E (g) (iii) (formally B2 and B8).

Warehouse Units

- Haunch heights: front/loading elevation = 10.31m, rear = 7.31 m.
- 37.5kN/sq m floor loading.
- LED lighting throughout warehouse areas – potential for bespoke configuration subject to early negotiation.
- Electrically operated insulated level access doors with vision panels.

Offices Facilities

- High quality specification 2-storey offices to be provided to units 3A & 3F.
- Remaining offices to be high quality single storey, with provision for constructing first floor facilities without disruption of existing ground floor (structural provisions included as initial design).
- Fire detection and alarm system fully installed within each unit.

- High-efficiency LED luminaires.
- Heating/comfort cooling to office facilities.
- Double glazed, office entrance door and frame with architectural canopy above.
- Double glazing to office facilities, with additional glazing provided at first-floor level for future expansion.

Services

- Incoming services mains will be provided for electricity, water and drainage.
- Electricity power capacity of up to 100 KVA. per unit (more potentially available).

External/Yard Areas

- Total usable yard depth, including access/service road, is 30.3m.
- Dedicated yards to 3A-E at circa 22.4m depth.
- Dedicated car parking spaces/disabled spaces.
- External flood/security LED lighting.
- Low maintenance soft landscaping to surrounding areas.
- Secure cycle parking area provided.
- Electric vehicle charging units provided to each unit.
- CCTV security system TBC.



ELECTRICALLY OPERATED INSULATED LEVEL ACCESS DOORS



LED LIGHTING



HAUNCH HEIGHTS FRONT = 10.31M, REAR = 7.31M



FLOOR LOADING 37.5KN/SQ M



POWER UP TO 100 KVA



HIGH QUALITY SPECIFICATION OFFICES



FULLY SECURED SITE WITH SINGLE POINT ACCESS/EGRESS



DEDICATED CAR PARKING SPACES/DISABLED SPACES



30.3M YARDS



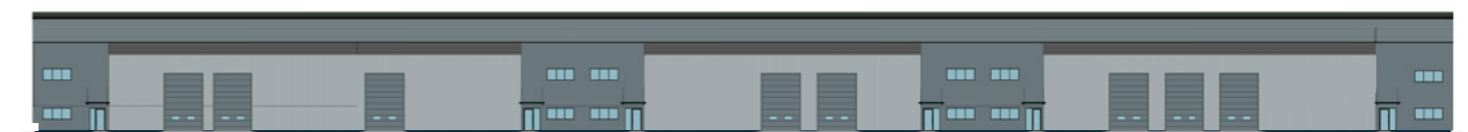
ELECTRIC VEHICLE CHARGING UNITS PROVIDED TO EACH UNIT

TAILOR MADE/BESPOKE SOLUTIONS MAY BE POSSIBLE, SUBJECT TO EARLY NEGOTIATION.

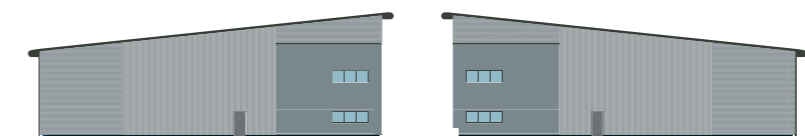
OPTION FOR FIRST FLOOR OFFICES TO UNITS 3B-E BY NEGOTIATION.



ELEVATIONS



Front Elevation



Side Elevations

PLANNING

Planning Use Classes E (g) (iii) (formally B2 and B8).

GREEN CREDENTIALS

THE SCHEME WILL ENSURE A DECREASE IN CO2 EMISSIONS OVER STANDARD BUILDING REGULATIONS. AS A RESULT, OCCUPATIONAL COSTS TO THE END USER WILL BE REDUCED.



THE GREEN INITIATIVES INCLUDE:



MODERN, THERMALLY EFFICIENT, CLADDING TO ROOF AND ELEVATIONS



ECONOMY AIR SOURCE HEAT PUMP HEATING/COOLING

BREEAM®

WILL TARGET A BREEAM - VERY GOOD RATING



HIGHLY ENERGY EFFICIENT LED LIGHTING



ABOVE STANDARD NATURAL DAYLIGHT GAINS WITHIN WAREHOUSE AREAS



PV SOLAR PANELS WILL BE INSTALLED, OFFERING AN ADDITIONAL COST BENEFIT TO A TENANT



EV CHARGING POINTS



SECURE CYCLE PARKING (WITH CHARGING) TO ENCOURAGE FEWER CAR JOURNEYS

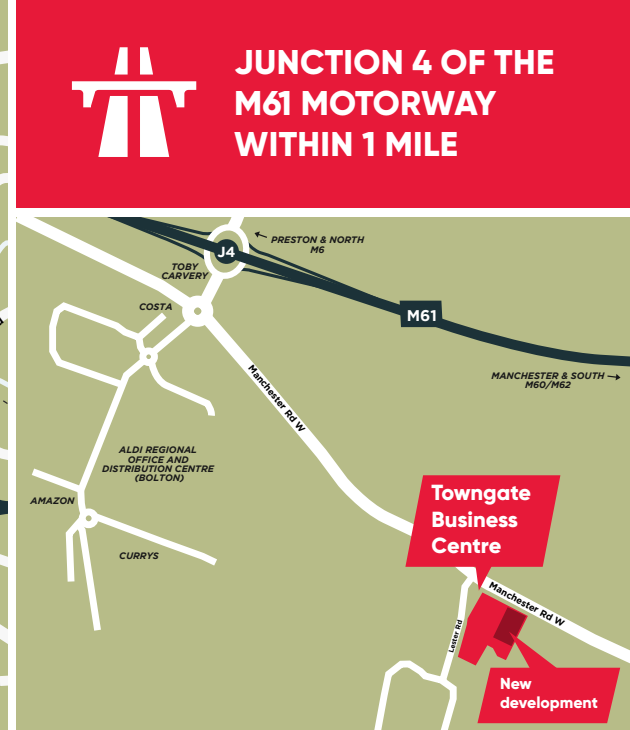


WELLNESS SHOWERS

EPC

AIMING FOR "A" RATING





**JUNCTION 4 OF THE
M61 MOTORWAY
WITHIN 1 MILE**

M38 OPT

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.

Nearby Ellesmere Shopping Centre & Walkden town centre provide a variety of amenities together with Aldi, Costa and a number of pub/restaurants at Junction 4/M61.

DRIVE TIMES

M61 (J4)
Walkden/Ellesmere Shopping Centre
M60
M62
Bolton
Middlebrook Retail Park
Manchester City Centre
M6
M65
Manchester Airport
Preston

3 mins
6 mins
10 mins
14 mins
12 mins
9 mins
18 mins
20 mins
22 mins
22 mins
30 mins

1 mile
2 miles
3 miles
4 miles
5 miles
6 miles
10 miles
11 miles
17 miles
19 miles
22 miles

WHAT3WORDS ///ORCHESTRA.SCARF.OCEAN

TERMS

The properties are available on new full repairing lease terms.

EPC

Aiming for "A" rating.

VAT

All figures quoted will be subject to VAT where applicable.

VIEWING/FURTHER INFORMATION

Please contact the Joint agents:

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