

AVAILABLE FOR  
IMMEDIATE OCCUPATION



HOLLOWAY DRIVE, WARDLEY IND ESTATE, WORSLEY, M28 2LA

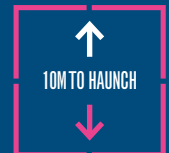
FOR SALE / TO LET  
INDUSTRIAL / WAREHOUSE UNIT  
53,352 SQ FT (4,957 SQ M)



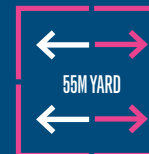
GOOD ACCESS



GREAT LOCATION



10M TO HAUNCH



55M YARD



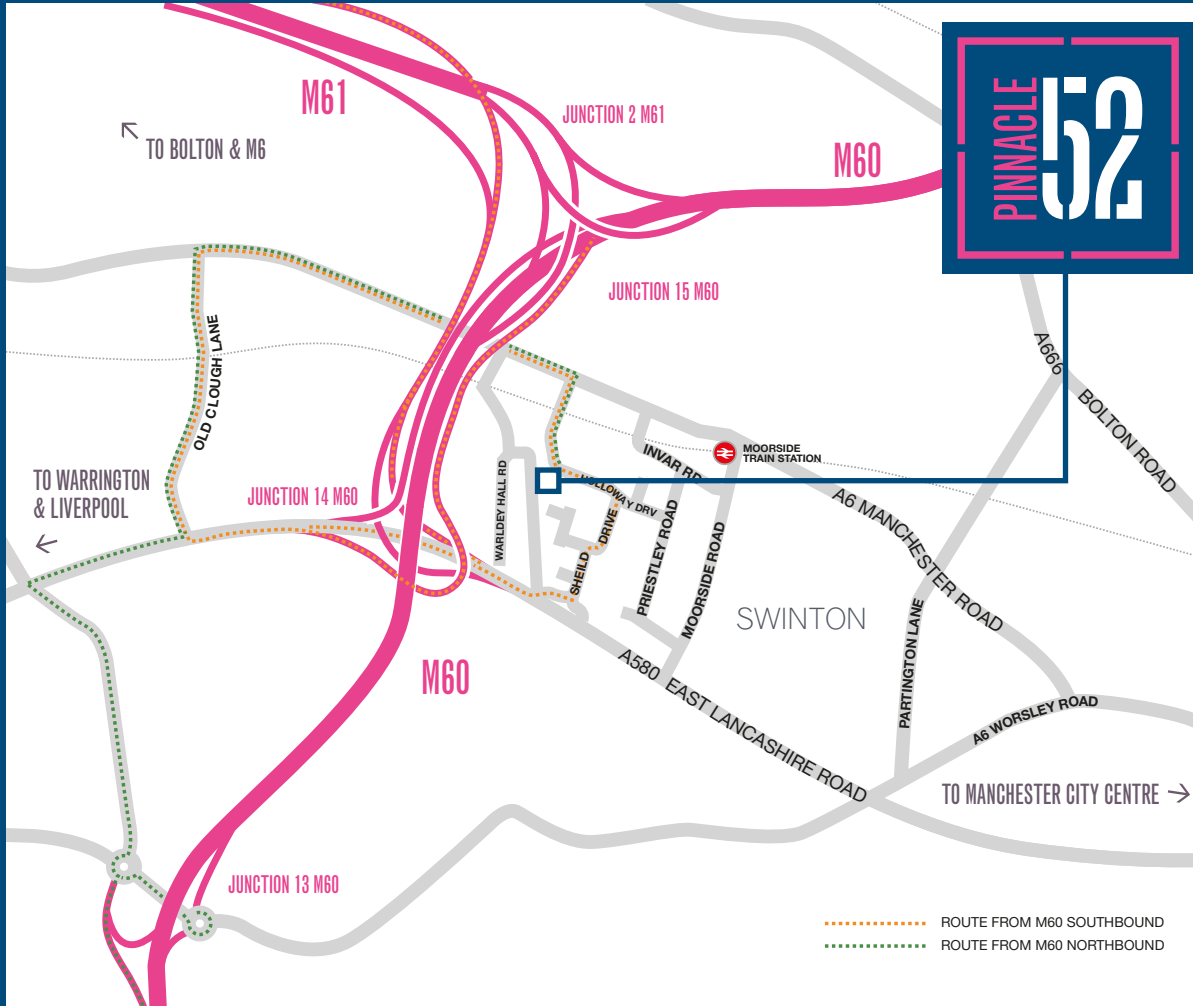
6 LOADING DOORS



SECURE PREMISES

ENTER



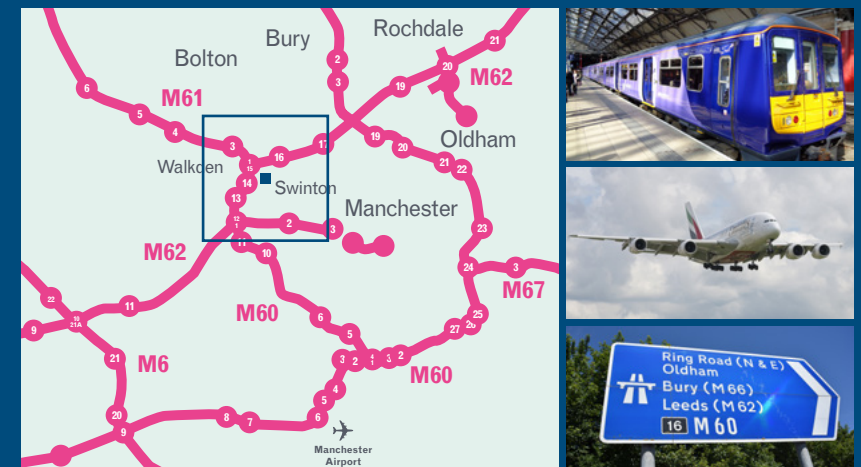


## LOCATION

Pinnacle 52 is located on Wardley Industrial Estate an established warehouse & distribution estate with excellent local & regional communications. Ideally positioned close to the M60/ M61 Interchange Pinnacle 52 is superbly positioned to access the whole of the M60 Orbital and the wider regional and national motorway network beyond. The M62 is within easy reach.

Wardley Industrial Estate benefits from immediate access to both the A580 East Lancashire Road and A6 Manchester Road providing fast connections to Manchester City Centre within 8 miles.

Situated on Holloway Drive the premises occupies a prominent position within Wardley Industrial Estate. Other major occupiers on the estate include Stax Trade Centres, Wincanton, Ready Steady Store and Royal Mail.





**FOR SALE / TO LET**  
**INDUSTRIAL / WAREHOUSE UNIT**  
**53,352 SQ FT (4,957 SQ M)**

## DESCRIPTION

Pinnacle 52 comprises a new build Industrial / Warehouse unit totalling 53,352 sq ft (4,957 sq m) on a secure self-contained site.



### LOCAL OCCUPIERS

- |                     |                       |                   |                       |                         |
|---------------------|-----------------------|-------------------|-----------------------|-------------------------|
| 1 ULTrust           | 5 Jamac Packaging     | 9 Parkers         | 13 Ready Steady Store | 17 Clipper              |
| 2 J Van Vliet       | 6 Pinmill Textiles    | 10 Vaclensa       | 14 Proline            | 18 Hall Fire Protection |
| 3 W L Collier       | 7 Stock Consolidation | 11 Royal Mail     | 15 BOC                | 19 Orion Insulations    |
| 4 Stax Trade Centre | 8 Carlyle Bus & Coach | 12 Wilkinson Star | 16 Klyne & Klyne      | 20 Servlite             |

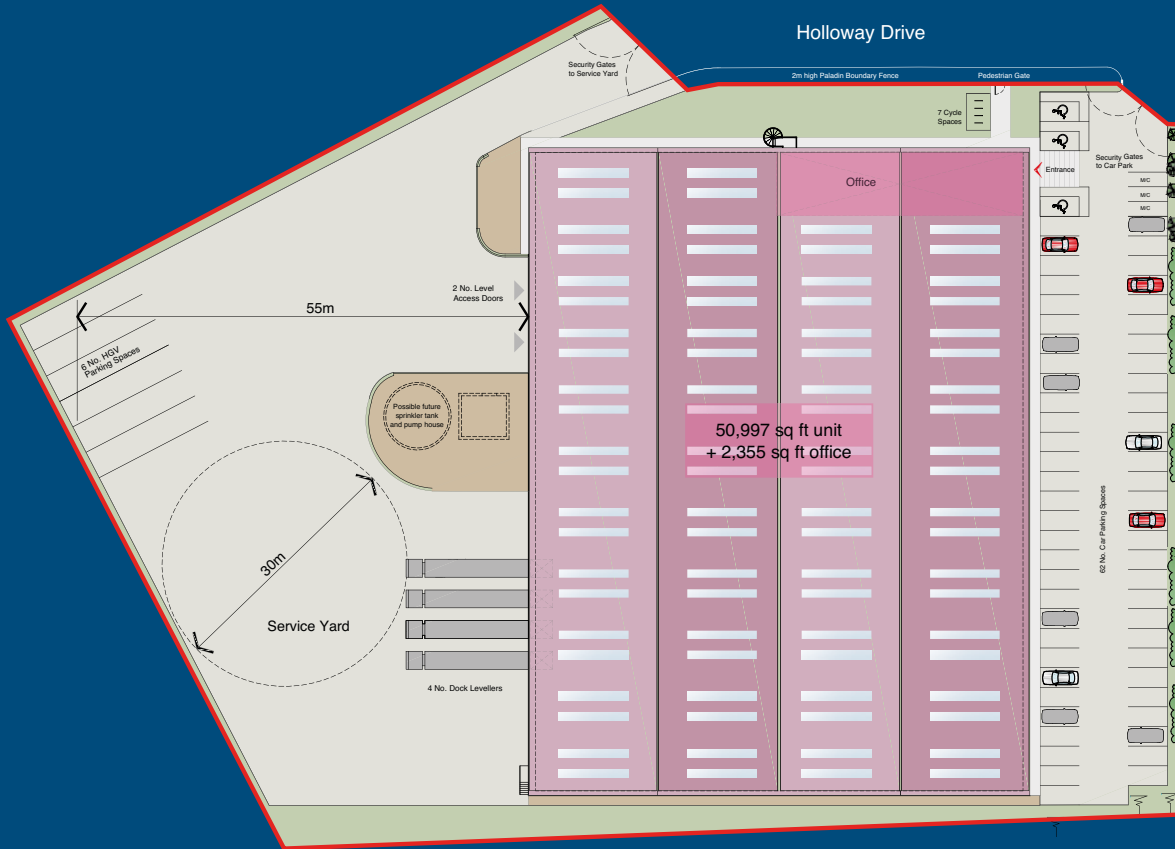


## SPECIFICATION

The unit provides a new industrial/ warehouse building providing the following specification;

- 10m to haunch
- 4 dock level loading doors
- 2 drive in loading doors
- 50kn m2 floor loading
- 15% roof lights
- 2,500 sq ft office space
- 55m yard
- Site area - 2.78 acres
- 60 car parking spaces
- HGV parking





# 50,997 SQ FT UNIT + 2,355 SQ FT OFFICES

## ACCOMMODATION

Pinnacle 52 provides 50,997 sq ft (4,738 sq m) of modern detached high bay warehouse accommodation with 2,355 sq ft (218.78 sq m) of integral office accommodation.

Warehouse	50,997 sq ft	4,738.00 sq m
Office	2,355 sq ft	218.78 sq m
<b>TOTAL</b>	<b>53,352 sq ft</b>	<b>4,956.78 sq m</b>





[OVERVIEW](#) [LOCATION](#) [DESCRIPTION](#) [SPECIFICATION](#) [ACCOMMODATION](#) [GALLERY](#) [FURTHER INFORMATION](#)



[MORE](#)

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BACK





## TERMS

The premises are available by way of a new FRI lease on terms to be agreed. Alternatively, the premises are available by way of a freehold sale.

## RENT / PRICE

On application.

## LEGAL COSTS

Each party will be responsible for payment of their own legal costs incurred.

## VAT

All prices and rentals quoted are exclusive of VAT which will be charged at the prevailing rate.

## EPC

Energy Performance Certificates will be available from the retained agents.



## FURTHER INFORMATION

Further information is available from the joint letting agents Savills, Davies Harrison or Legat Owen.

### Davies Harrison

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### Savills

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