

TO LET (MAY SELL)

37,560 sq ft (3,489.44 sq m)

Situated on a site of 1.23 acres (0.404 hectares)

- 5.25m eaves
- Level loading areas
- Large power supply
- Well-appointed office accommodation

Enter



Well established factory / industrial building

Unit 1, Holloway Drive

Wardley Industrial Estate, Worsley, Manchester, M28 2DP

dh	DAVIES HARRISON REAL ESTATE
0161 236 9999	
www.daviesharrison.com	

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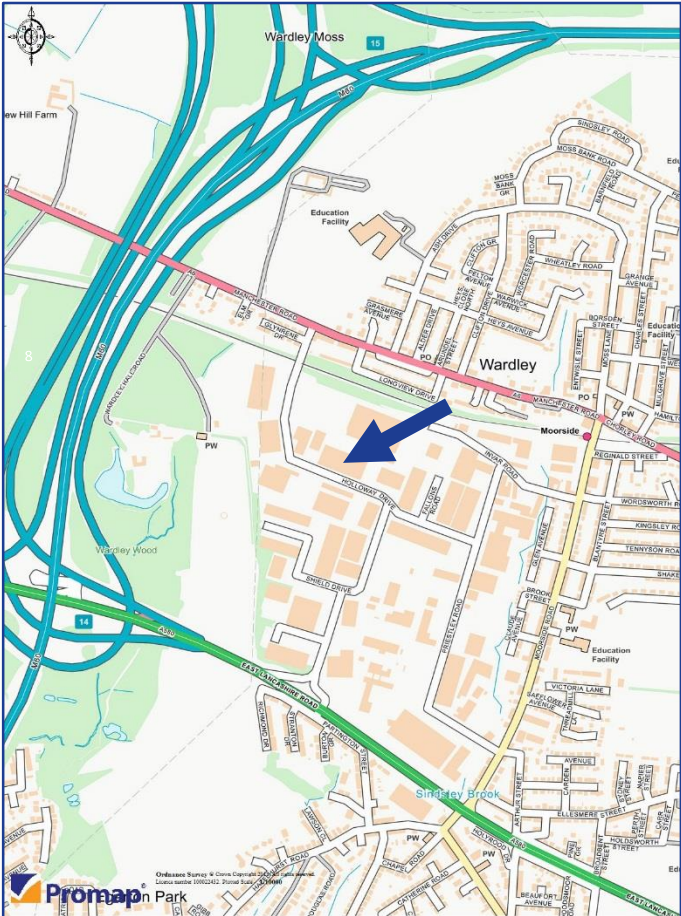
LOCATION

The property is located on Holloway Drive within Wardley Industrial Estate, an established warehouse and distribution estate with excellent local and regional communications.

Ideally situated within 1 mile of the M60 / M61 interchange, the property is superbly positioned to access to the whole of the M60 Orbital and the wider regional and national motorway network beyond. The M62 and M56 are both within easy reach.

Wardley Industrial Estate is a prime North West location for industrial and distribution operators and benefits from immediate access to both the A580 East Lancashire Road and A6 Manchester Road providing fast connections to Manchester City Centre within 6 miles. Occupiers on the estate include Stax Trade Centres, Wincanton, Ready Steady Store, Vaelensa, Proline Engineering, Wilkinson Star, Pharmatube and Royal Mail.

Travel Distances	
Manchester City Centre	6 miles
Manchester Airport	14.5 miles
Liverpool Airport	29 miles
Wigan	16 miles
Preston	28 miles
Birmingham	91 miles



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- HOME
- LOCATION
- DESCRIPTION
- ACCOMMODATION
- GALLERY
- FURTHER INFORMATION



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[HOME](#)[LOCATION](#)[DESCRIPTION](#)[ACCOMMODATION](#)[GALLERY](#)[FURTHER INFORMATION](#)

DESCRIPTION

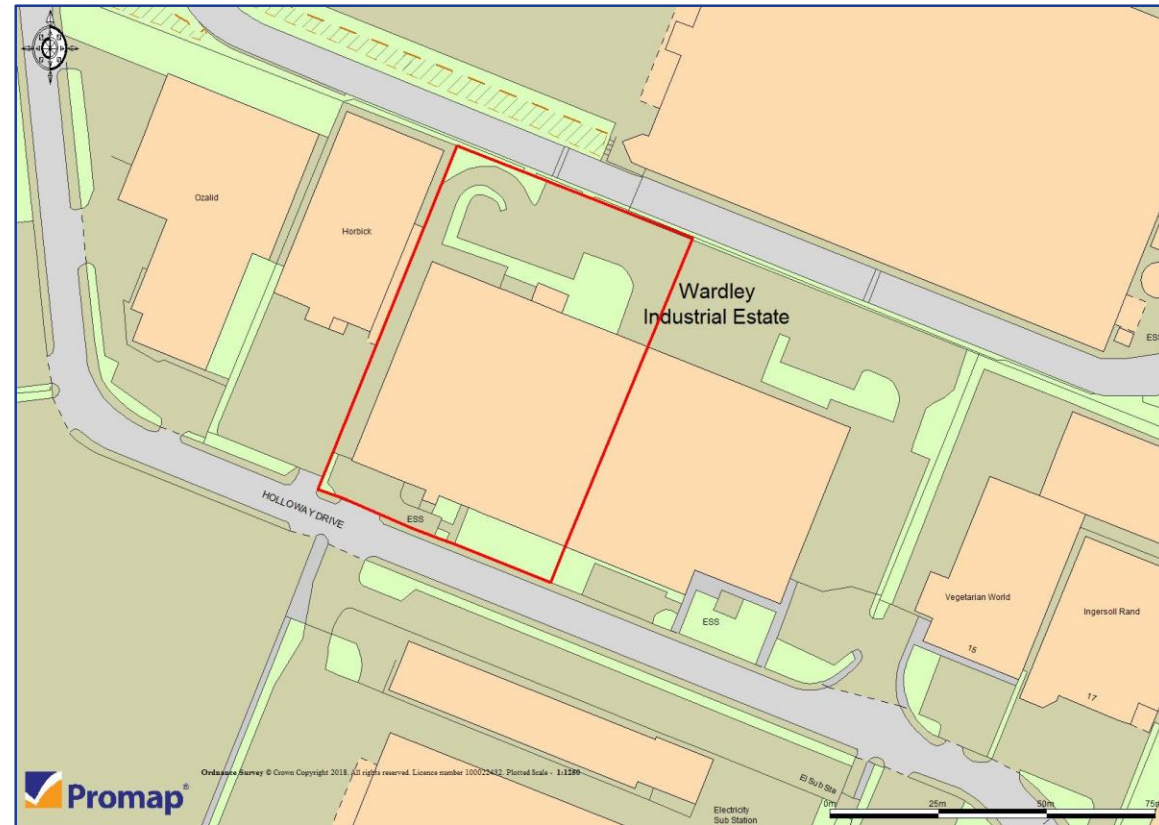
The property comprises circa 37,000 sq ft of industrial accommodation arranged over three bays currently used for manufacturing purposes.

The property is of a steel portal frame construction with part brick and clad elevations.

Internally the property offers well appointed offices to the front elevation and relatively open manufacturing space. One of the bays offers a full mezzanine.

The property has the following specification:

- Eaves height of 5.25m
- Good quality first floor mezzanine
- Existing 2 tonne craneage
- 5m roller shutter door
- Gas blower heaters
- Fully secure site
- 300 KVA power supply



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ACCOMMODATION

The property has been measured in accordance with the RICS Property Measurement, 2nd Edition and comprises the following gross internal floor areas:-

		Sq ft	Sq m
Ground Floor	Warehouse accommodation	25,196	1,170.39
	Office accommodation	3,785	351.62
	Total GF	28,981	2,692.40
Mezzanine	Production Area	8,579	797.04
Total		37,560	3,489.44
Site Area		1.23 acres	0.497 ha



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SERVICES

We understand all mains services are available to the property including three phase and single phase electricity, gas, mains water and drainage.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available on request.

RATEABLE VALUE

The premises are described as "Factory and Premises" and have a current Rateable Value of £98,500.

PLANNING

The property is situated within an established industrial estate. Interested parties should make their own enquiries of the Salford City Council Planning Department.

TERMS

The premises are available by way of a new full repairing and insuring lease for a term to be agreed. Alternatively a sale of the whole may be considered.

RENTAL / PRICE

Upon application.

VAT

All prices are exclusive of, but may be liable to, VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWINGS AND ALL OTHER ENQUIRIES

For further information, or to arrange a viewing, please contact:

John Harrison
Director
07767 648094
john@daviesharrison.com

Harry Fullerton
Senior Surveyor
07555 444385
harry@daviesharrison.com

Jack Rodgers
Assistant Surveyor
07929 845329
jack@daviesharrison.com

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Aerial photography provided via Google
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