

TO LET

12,904 sq ft (1,198.81 sq m)

- Situated in an established industrial estate
- Recently refurbished
- Available for immediate occupation
- Immediate access to the M61 via the A580



Industrial / Trade Counter Premises

Unit 2 Invar Business Park

Invar Road

Swinton

Manchester M27 9HF



LOCATION

The property is located in a prominent position at the entrance to Invar Business Park within the established Wardley Industrial Estate in Swinton.

Wardley Industrial Estate offers excellent transportation links having direct access to the A580 East Lancashire Road which in turn connects to the M61 with the M60 Motorway lying within 3 miles of the subject site.

The estate is situated 6 miles west of Manchester City Centre and 9 miles south of Bolton Town Centre.

DESCRIPTION

The property has recently undergone a scheme of refurbishment and has most recently been used as a trade counter.

It comprises a detached warehouse / industrial building of steel portal frame with brickwork to dado and double skin profile metal cladding to eaves. The unit consists of 10% roof lights, single roller shutter door, strip lights and suspended gas fire heaters.

The office accommodation comprises a suspended ceiling, recessed lights, fully carpeted and decorated with an open plan office and small individual office. There are kitchen and WC facilities within the unit. There is also a small trade counter present within the unit.

Externally, the property comprises a large loading apron including numerous car parking spaces to the front elevation of the unit and a shared entrance gate to Invar Business Park.

ACCOMMODATION

The property has the following gross internal area:

	Sq ft	Sq m
Warehouse	6,230	578.77
Offices Ground & First	4,758	442.02
Mezzanine	1,916	177.99
Total	12,904	1,198.81

SERVICES

We understand all mains services are available to the property.

EPC

An Energy Performance Certificate is available upon request.

BUSINESS RATES

The property is listed in the current Rating List as "Warehouse and Premises " with a current Rateable Value of £39,250.

We advise interested parties make their own enquiries with the Local Planning Authority.

PLANNING

The property is situated in an established industrial estate and we believe there to be no planning restrictions. We advise interested parties make their own enquiries with the Local Planning Authority.

TERMS

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

RENTAL

Upon application.

VAT

All prices are exclusive 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.

VIEWING AND OTHER ENQUIRIES

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

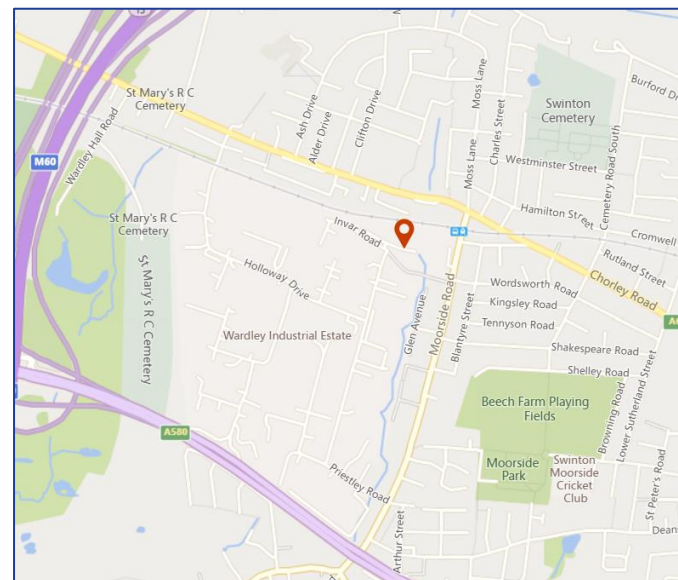
John Harrison
07767 648094

john@daviesharrison.com

Sam Rodgers
07903 518044

sam@daviesharrison.com

Or our joint agent, Avison Young.



IMPORTANT NOTICE

Davies Harrison for themselves and/or the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars do not constitute any part of an offer or contract. (2) All statements contained in the particulars as to the property are made without responsibility on the parts of Davies Harrison or Vendors or Lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by investigation or otherwise as to the correctness to each of them. No person in the employment of Davies Harrison has any authority to make or give any representation or warranty whatever in relation to this property.

April 2020