

**Unit 2
Invar Business Park
M27 9HF**

B8

0161 375 6000
www.b8re.com

TO LET

TRADE COUNTER / WAREHOUSE UNIT



9,346 SQ FT (868.22 SQ M)

LOCATION

The property is situated on the established Wardley Industrial Estate on Invar Road. The building is located in a prominent position at the entrance to Invar Business Park and the unit has previously been used as a trade counter.

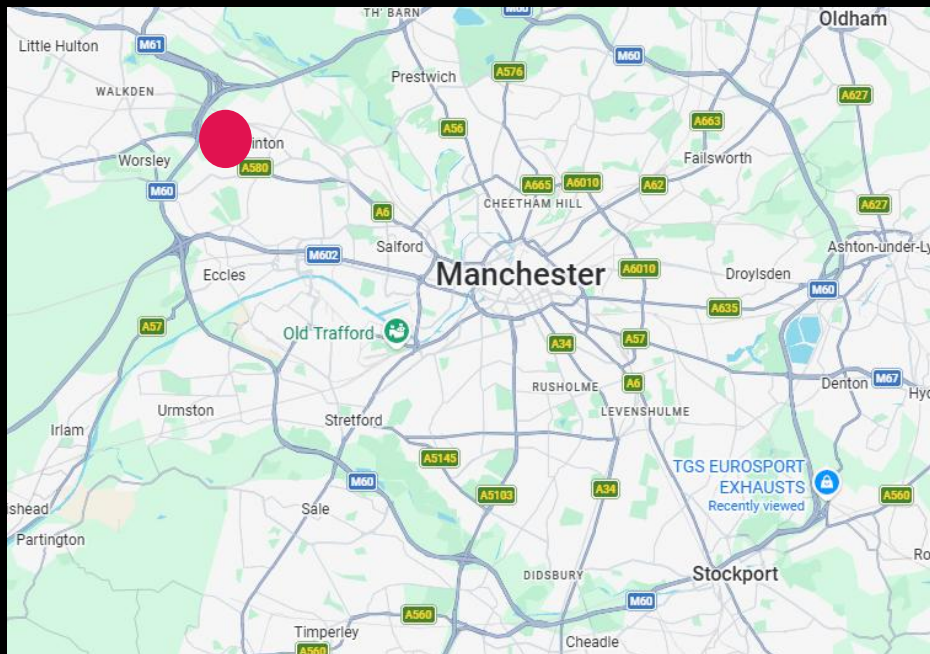
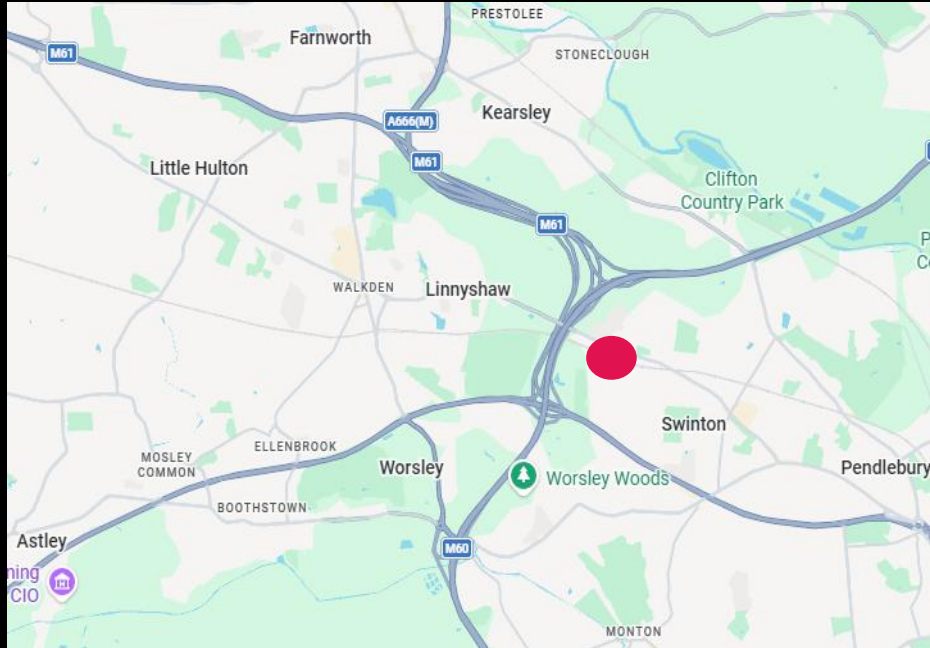
Direct access is provided to the A580 East Lancs Road which in turn provides access to the M60 and M61 motorways which lie within 3 miles of the subject site. Wardley Industrial Estate lies 6 miles west of Manchester city centre and 9 miles south of Bolton town centre. Manchester airport is around a 16-mile drive away from the estate and regional freight terminals are situated in Liverpool and Manchester.

DESCRIPTION

The warehouse comprises a semi-detached factory / warehouse building which has the following specification:

- Steel portal frame construction
- Brick elevations
- Open plan warehouse space
- 1 level access loading door
- 10% roof lighting
- WC facilities
- Parking to the front elevation
- 3 phase power supply
- Shared yard area
- Office accommodation
- Trade counter facilities





TERMS

The property is available at a rent of £70,000 per annum until August 2028.

LEGAL COSTS

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

EPC

Available upon request.

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant / purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

CONTACT

For further information / viewings please contact:

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