

**FULLY REFURBISHED TO A HIGH STANDARD
INCORPORATING SUSTAINABLE INITIATIVES**



INDUSTRIAL/WAREHOUSE UNIT

TO LET

Moss Lane, Whitefield, Bury M45 8FJ

UNIT 6



LOCATION

Park 17 is situated on Moss Lane in the Whitefield area of Manchester. The estate is located just off Bury New Road (A56), which provides direct access to Junction 17 of the M60 within 0.5 mile. The Estate is within easy walking distance of Whitefield Metrolink Station, providing convenient public transport services throughout Greater Manchester.

Occupiers on the estate include Euro Car Parts, Unified Post, Kara Foods and Worldwide Golf Brands.

DESCRIPTION

The unit benefits from the following specification:



New roof installed



6 metre eaves height



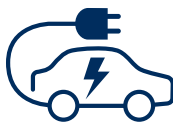
1 level access loading door



Allocated car parking



Smart metering



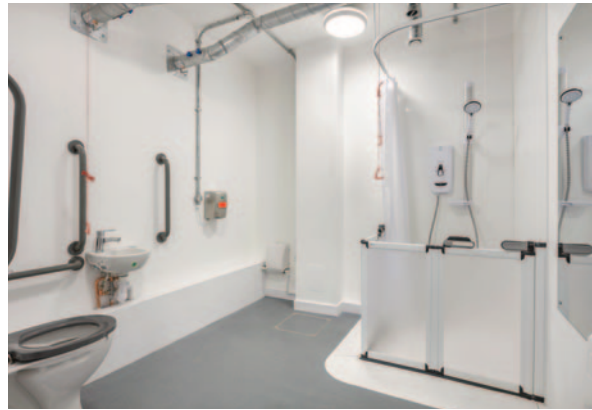
EV charging points



LED lighting throughout



Integral offices with combined heating and cooling VRF system



PARK 17

INDUSTRIAL ESTATE



Sat Nav: Bury M45 8FJ

ACCOMMODATION

UNIT	WAREHOUSE (SQ FT)	OFFICE (SQ FT)	TOTAL (SQ FT)
6	7,319	753	8,072

TERMS / QUOTING RENT

The premises are available for a term of years to be agreed on a full repairing and insuring basis.

Quoting rents are available upon application from the joint letting agents.

VAT

VAT will be payable where applicable at the prevailing rate.

ESTATE CHARGE

An estate charge will be levied to cover the costs of maintenance of common areas, landscaping and out of hours security.

LEGAL COSTS

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

EPC RATING

EPC Rating: A (22).

UNIT 6

WWW.PARK17.CO.UK

FURTHER INFORMATION

To arrange a viewing or to receive further information please contact the joint letting agents.

Richard Johnson
0798 083 7328

Rob Kos
0770 984 6930

Alex Palfreyman
07870 999 773

aberdeen
Investments



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