

TO LET / MAY SELL

Strategically Located Vacant
Warehouse Unit With
Associated Yard Area

35,127 - 44,541 sq ft

Opportunity to acquire entire
c. 2.9 acre site as part-income
producing investment

Unit 12, Wardley Industrial Estate,
Holloway Drive, Worsley, M28 2LA



SUMMARY

PRIME INDUSTRIAL COMPLEX (Part income producing)

- Strategically located just off East Lancashire Road, close to the intersection of the M60 and M61
- Currently **extending to 44,541 sq ft**
- **Part income producing** (lease yet to be completed)
- **Low site coverage of 30%** (excluding offices – demolition proposed)

VACANT POSSESSION WAREHOUSE

- Modern **35,127 sq ft warehouse** with associated yard
- Potential to include yard area to rear
- Vacant possession to be provided in Q2 2026
- **11.1m eaves**
- Integral offices
- Secure site
- Roof re-coated in 2023 providing 15-year warranty
- LED lighting

FRONT SITE (Currently part offices/yard)

- **L-shaped site extending to approximately 1.3 acres**
- Partially occupied under licence as storage / vehicle compound
- Includes vehicle service building of 1,692 sq ft
- Letting agreed for whole front site (subject to **demolition of offices – 7,722 sq ft**)
- Proposed FRI lease for 5-year term at a commencing rent of **£105,000 pa**





MANCHESTER CITY CENTRE

TRAFFORD PARK

Clipper

BOC Gas & Gear

E LANCASHIRE RD (A580)

ready steady store

Royal Mail

TOOLSTATION

Stax TRADE CENTRES

amazon

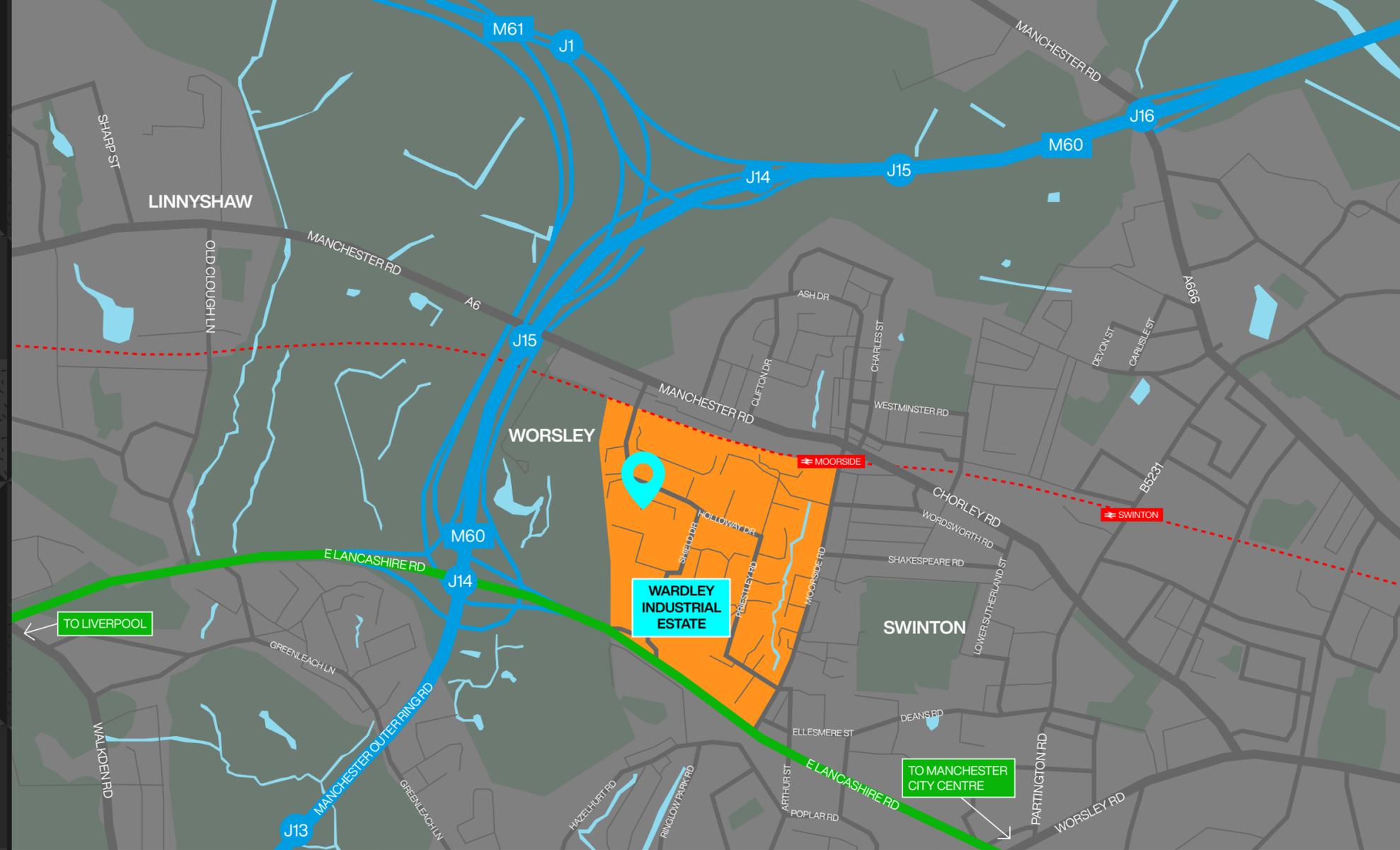
HOWDENS

LOCATION

The property is situated fronting Holloway Drive, the main estate road providing access through Wardley Industrial Estate.

The estate provides direct access to the A580 East Lancashire Road and is within 1 mile of the intersection of the M61 and M62 motorways. It is within 2 miles of junction 13 of the M60 orbital motorway. Manchester City Centre is 6 miles to the East.

Major occupiers on the estate include Amazon, BOC, Toolstation and Stax.



DESCRIPTION

VACANT POSSESSION WAREHOUSE

The property comprises a warehouse facility with brick elevations and integral office space on two floors beneath a steel frame metal clad roof.

Internally, the warehouse benefits from concrete floor throughout, LED lighting and a clear working height of 9.1m.

The warehouse benefits from a loading bay area which has 4 electrically operated level access loading doors, leading onto a gated, tarmacadam service yard which is secured with palisade fencing. The loading doors benefit from a canopy.

The integral office accommodation has been decorated to a good standard with suspended ceilings, inset lighting, electric wall-mounted heaters and oak effect tiled floors. The space incorporates reception area, open plan office space, showroom, kitchen/canteen and WCs.

The roof was re-coated in 2023 and benefits from a transferable 15-year warranty.



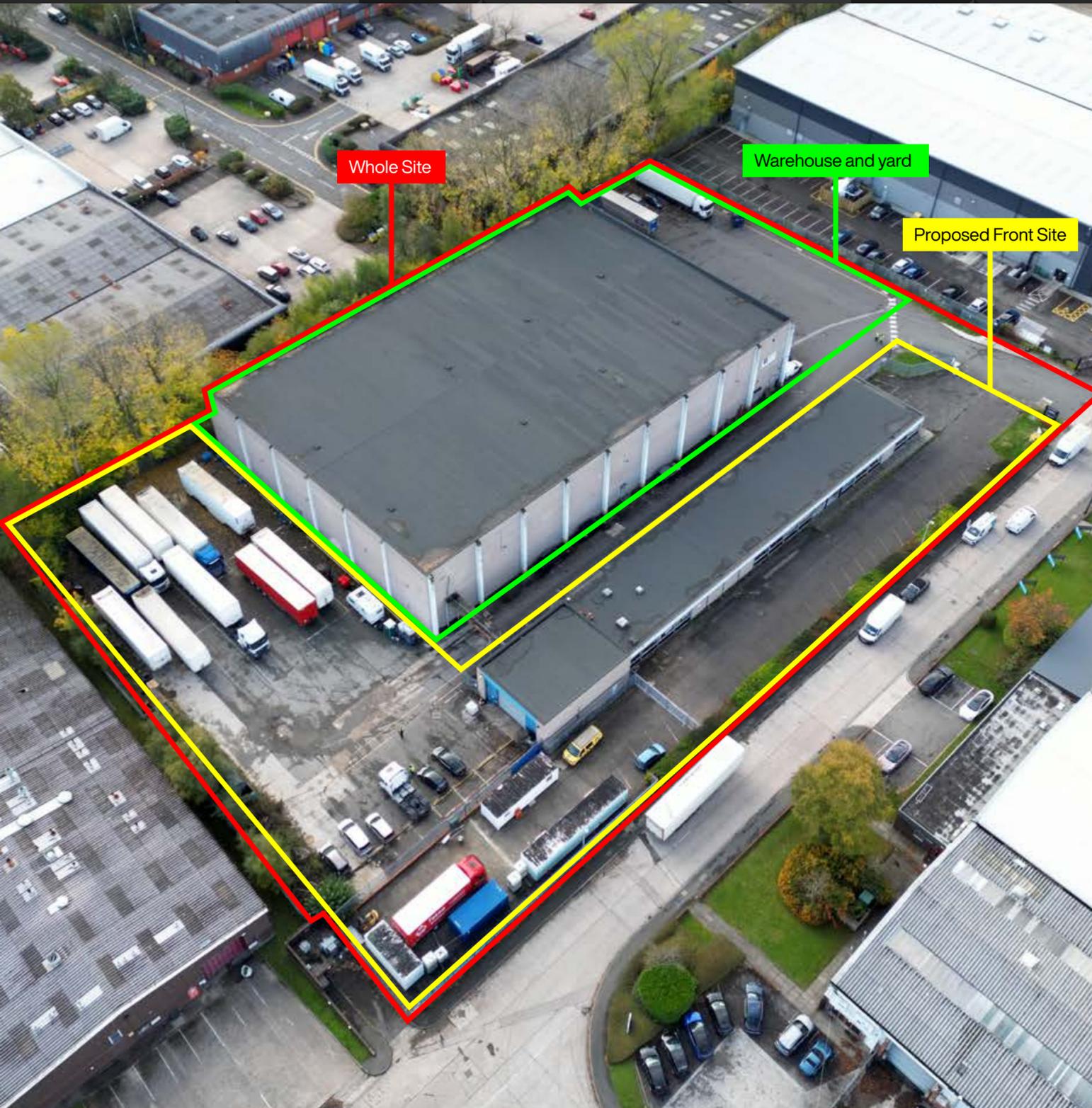
FRONT SITE (Part offices/yard)

The property includes an L shaped site extending to approximately 1.3 acres, with the front section running adjacent to Holloway Drive. This front element of the site currently includes a single-storey flat roofed office that is earmarked for demolition. Although the office building roof did benefit from being re-coated in 2023, it is in an un-refurbished / shell condition internally.

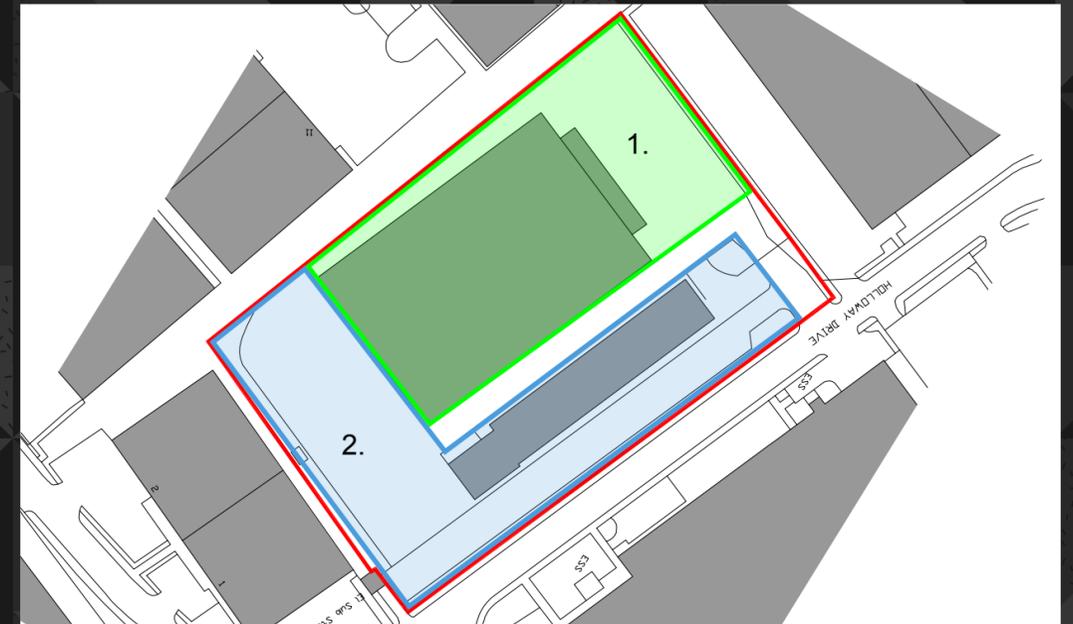
The front site is elevated above the main warehouse and is secured by a palisade fence.

The L shaped site also incorporates the lower level yard to the rear of the main warehouse and includes a vehicle service building, currently adjoining the office building.

SITE



CURRENT LAYOUT



- 1. Green – Warehouse and Yard: Vacant Possession
- 2. Blue – Front Site: On licence with proposed lease agreed (post demolition)

ALTERNATIVE LAYOUT

(subject to negotiation and demolition of offices)



- 3. Green – Warehouse with extended yard
- 4. Blue – Reconfigured Front Site

ACCOMMODATION

From measurements taken on a Gross Internal Basis we calculate the floor areas as follows:

WAREHOUSE		
AREA	SQ FT	SQ M
Main Warehouse	35,127	3,263
OFFICE BUILDING		
AREA	SQ FT	SQ M
Workshop	1,692	157
Office / garage (to be demolished)	(7,722)	(717)
TOTAL		
	SQ FT	SQ M
COMBINED TOTAL (EXCLUDING SITE OFFICE)	36,819	3,421
COMBINED TOTAL (INCLUDING SITE OFFICE)	44,541	4,138

From OS plan extracts we calculate the total site area to be 2.9 acres (1.17 ha).

The area that is to be subject to lease is approximately 1.3 acres (0.53 ha).



LEASE

The warehouse, highlighted green is available to let and would be provided with vacant possession in Q2 2026. There is potential to include the yard to the rear (as shown on page 05 and numbered 3.) subject to agreement.

A sale of the whole property may be considered.



TENANCY

The land highlighted in blue and number 2 is occupied by way of a licence agreement to Fat Solutions Ltd. The licence agreement is solely for the use of the land within the demise and the office building that falls within the demise is vacant and due to be demolished.

A lease had been agreed in principle with the current licensee at **£105,000 per annum, exclusive** for the land highlighted blue and numbered 2, following the demolition of the office block.

Lease terms are available on request.



TERMS

RENT / PRICE

A new lease for a term of years to be agreed.
Rent on application.

A sale of the whole may be considered –
price on application.

TENURE

The property is held Freehold.

VAT

We understand the property is elected for VAT and
all figures quoted are exclusive of VAT.

EPC

The property has a current EPC rating of D-92.

The office building on the front site has a rating of C-71.

BUSINESS RATES

An incoming tenant would be responsible for payment
of the business rates levied on the demise.

ANTI-MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to provide
information to satisfy the Anti-Money Laundering
Regulations when Heads of Terms are agreed.



CONTACT

For further information or to arrange an inspection, please contact:



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