



TOWNGATE BUSINESS CENTRE

MANCHESTER ROAD WEST, WALKDEN **M38 0PT**



TO LET

BRAND NEW INDUSTRIAL
/WAREHOUSE UNITS

5,450-17,995 SQ FT

LAST **3** UNITS REMAINING

NOW AVAILABLE FOR IMMEDIATE OCCUPATION

www.towngatebusinesscentre-walkden.co.uk

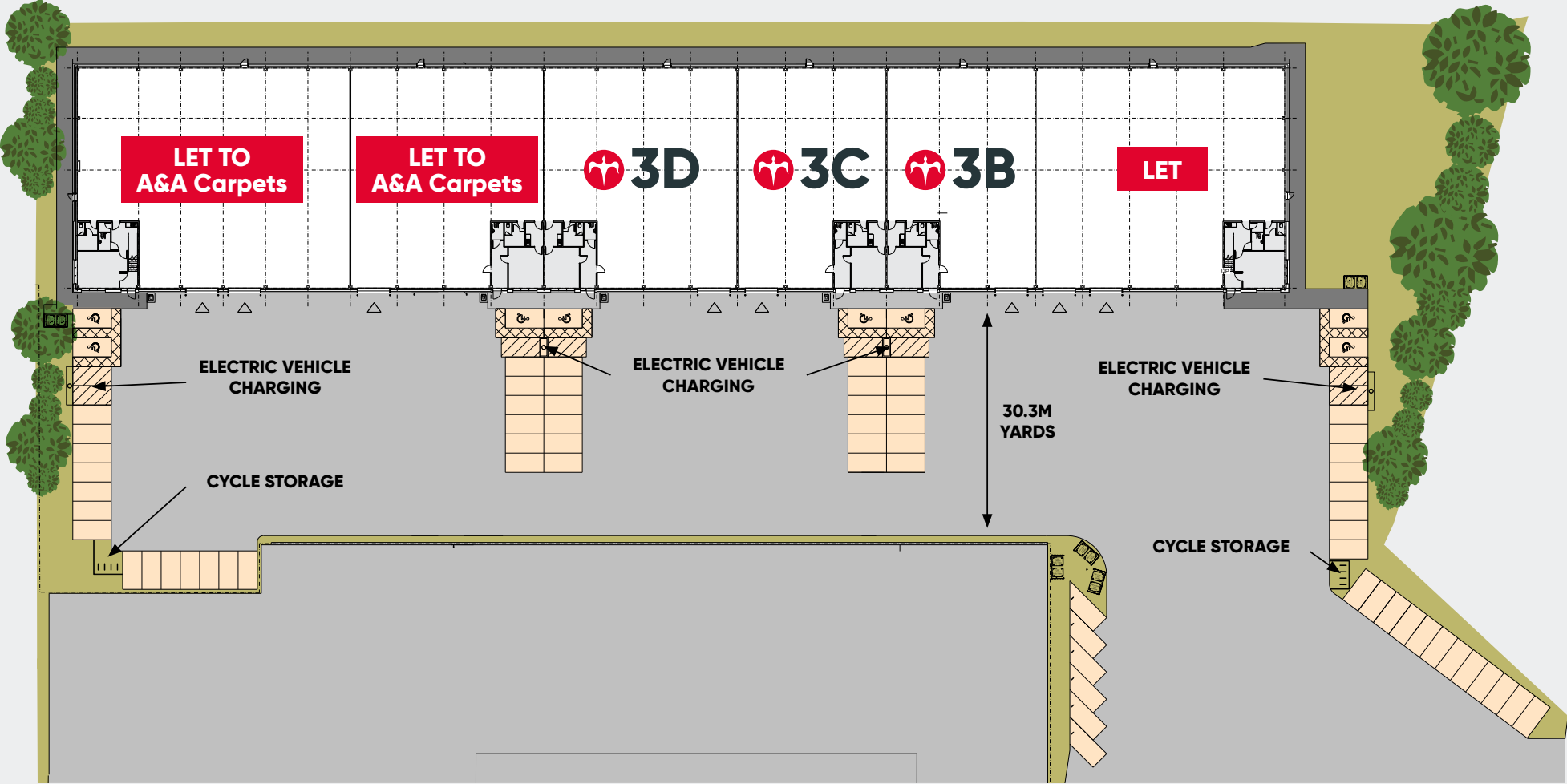
LAST 3 UNITS REMAINING
NOW AVAILABLE FOR IMMEDIATE OCCUPATION

UNITS 3B 3C & 3D IMMEDIATELY AVAILABLE



BRAND NEW INDUSTRIAL/WAREHOUSE UNITS

5,450 – 17,995 SQ FT



DESCRIPTION

Units 3A-F provide a development of 6 brand new industrial/warehouse units with remaining units ranging between 5,450 and 7,095 sq ft and potential to combine units up to 17,995 sq ft. Providing good yards and integral offices to each unit, Towngate Business Centre is a fully secured site, Secured by Design designated. These high specification units have a BREEAM – very good rating

AVAILABILITY

Unit	Sq Ft	Parking
Unit 3B	4,850	7
Office	600	
Total	5,450	
Unit 3C	4,850	7
Office	600	
Total	5,450	
Unit 3D	6,495	7
Office	600	
Total	7,095	

Plus additional ancillary/visitor parking





SPECIFICATION

General

- Fully secured site with single point access/egress.
- BREEAM – very good rating.
- Secured by Design.
- Planning Use Classes E (g) (iii) (formally B2 and B8).
- Well insulated units retaining the warmth in winter and keeping cool during summer months.

Warehouse Units

- Haunch heights: front/loading elevation = 10.31m, rear = 7.31 m.
- 37.5kN/sq m floor loading.
- LED lighting throughout warehouse areas – potential for bespoke configuration subject to early negotiation.
- Electrically operated insulated level access doors with vision panels.
- Solar panels subsidise electric costs.

Office Facilities

- High quality single storey office facilities with kitchenette area and w/c facilities.
- Provision made to enable a 2 storey extension.
- Fire detection and alarm system fully installed within each unit.
- High-efficiency LED luminaires.
- Heating/comfort cooling to office facilities.
- Double glazed, office entrance door and frame with architectural canopy above.
- Double glazing to office facilities, with additional glazing provided at first-floor level for future expansion.

Services

- Incoming services mains provided for electricity, water and drainage.
- Electricity power capacity of up to 100 KVA. per unit (more potentially available).

External/Yard Areas

- Total usable yard depth, including access/service road, is 30.3m.
- Dedicated car parking spaces/disabled spaces.
- External flood/security LED lighting.
- Low maintenance soft landscaping to surrounding areas.
- Secure cycle parking area provided.
- Electric vehicle charging units provided to each unit.
- CCTV security system, accessible to customers.



**ELECTRICALLY OPERATED
INSULATED LEVEL
ACCESS DOORS**



**HIGH QUALITY
SPECIFICATION
OFFICES**



**POWER
UP TO
100 KVA**



**FULLY SECURED SITE
WITH SINGLE POINT
ACCESS/EGRESS**



**HAUNCH HEIGHTS
FRONT = 10.31M,
REAR = 7.31M**



**DEDICATED CAR
PARKING SPACES /
DISABLED SPACES**



**FLOOR
LOADING
37.5KN/SQ M**



**30.3M
YARDS**



GREEN CREDENTIALS

THE SCHEME HAS BEEN BUILT TO ENSURE A DECREASE IN CO² EMISSIONS OVER STANDARD BUILDING REGULATIONS. AS A RESULT, OCCUPATIONAL COSTS TO THE END USER WILL BE REDUCED.



BREEAM®

VERY GOOD
RATING



PV SOLAR PANELS INSTALLED,
OFFERING AN ADDITIONAL COST
BENEFIT TO A TENANT

EPC

"A" RATING



HIGHLY ENERGY
EFFICIENT LED
LIGHTING



EV CHARGING
POINTS



ECONOMY AIR
SOURCE HEAT PUMP
HEATING/COOLING



MODERN, THERMALLY
EFFICIENT, CLADDING
TO ROOF AND
ELEVATIONS



ABOVE STANDARD
NATURAL DAYLIGHT
GAINS WITHIN
WAREHOUSE AREAS



SECURE CYCLE PARKING
(WITH CHARGING) TO
ENCOURAGE FEWER
CAR JOURNEYS





IN A GREAT LOCATION

IMMEDIATE ACCESS TO THE NORTH WEST MOTORWAY NETWORK

MANCHESTER CITY CENTRE

EAST LANCASHIRE ROAD



1 MILES TO
JUNCTION 4
M61 MOTORWAY



2 MILES TO
ELLESMERE
SHOPPING CENTRE



2.2 MILES TO
WALKDEN
STATION



2.8 MILES TO
A580 EAST
LANCS ROAD



5 MILES TO
BOLTON TOWN
CENTRE



10 MILES TO
MANCHESTER
CITY CENTRE

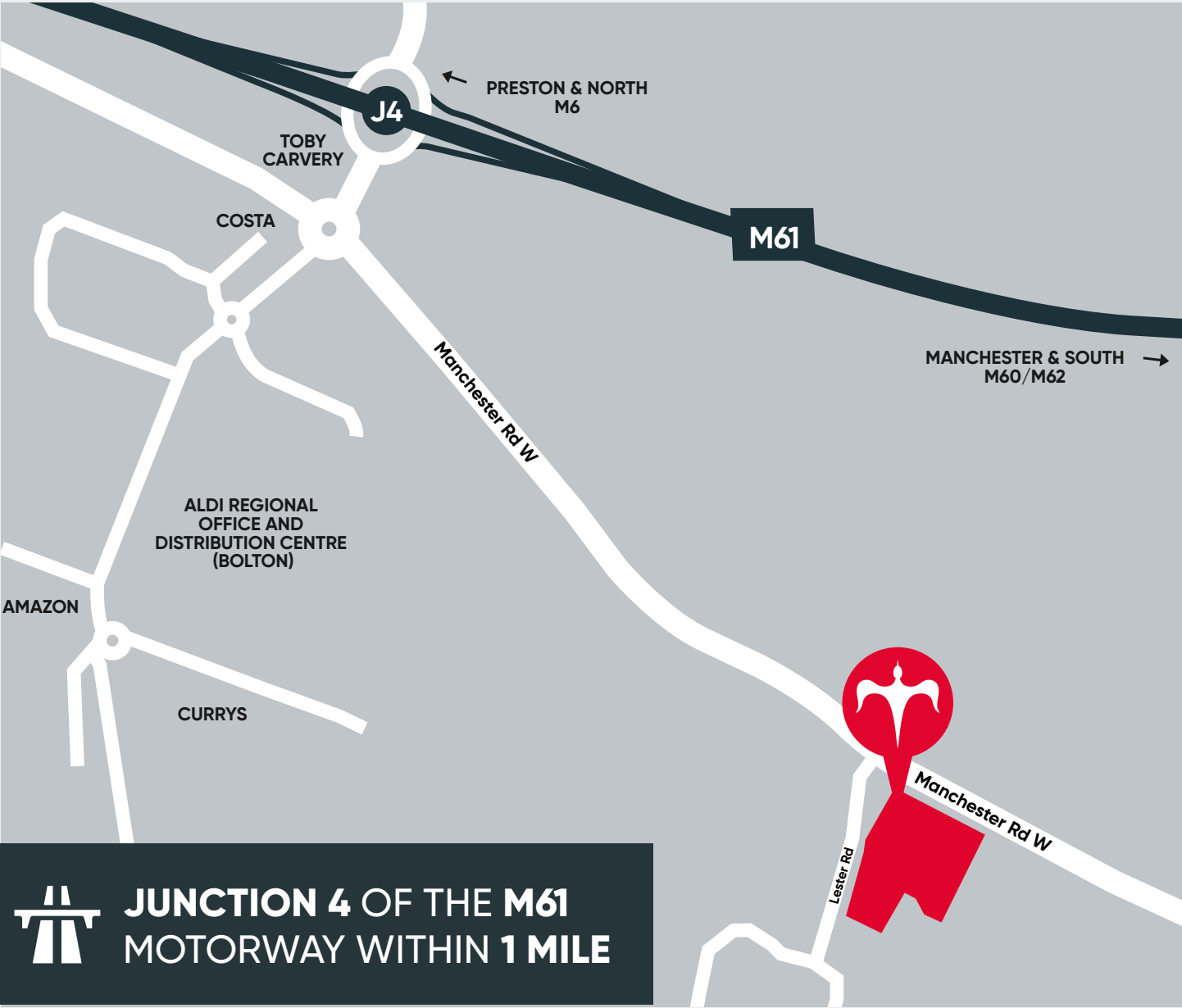
MANCHESTER ROAD WEST



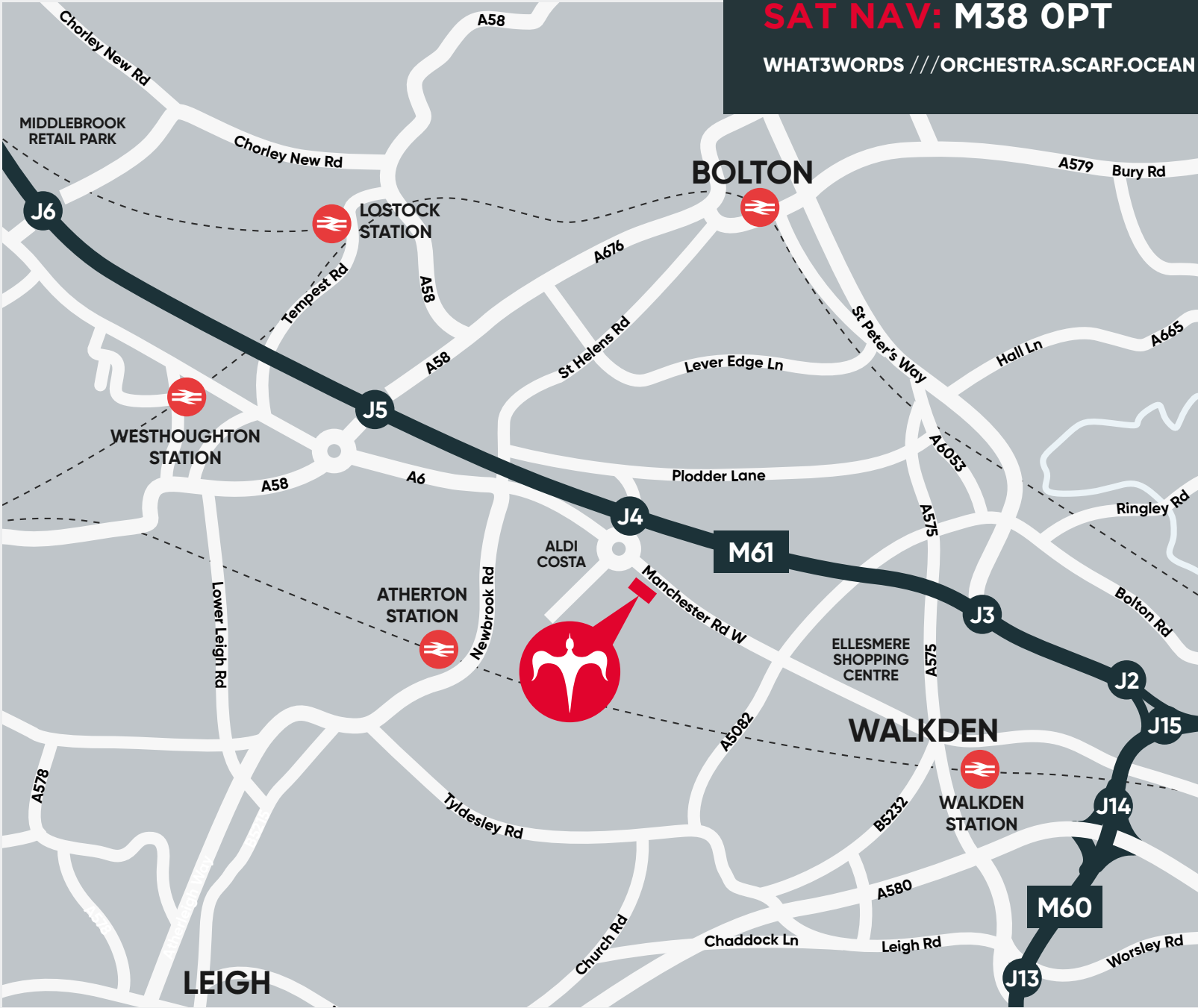
LOCATION

The premises are located on Towngate Business Centre which runs off Lester Road and is accessed from Manchester Road West (A6) approximately 1 mile due west of Walkden. Junction 4 of the M61 Motorway lies within 1 mile of the premises via the A6 which in turn provides immediate access to the North West motorway network. The premises are approximately 8 miles north west of Manchester City Centre and 3 miles south of Bolton.

Nearby Ellesmere Shopping Centre & Walkden town centre provide a variety of amenities together with Aldi, Costa and a number of pub/restaurants at Junction 4/M61.



 **JUNCTION 4 OF THE M61 MOTORWAY WITHIN 1 MILE**



SAT NAV: M38 OPT
WHAT3WORDS ///ORCHESTRA.SCARF.OCEAN

DRIVE TIMES

M61 (J4)	3 mins	1 mile
Logistics North (Aldi, Costa, Esso, Greggs, Pine Tree Farm pub/restaurant)	3 mins	1 mile
Walkden/Ellesmere Shopping Centre	6 mins	2 miles
M60	10 mins	3 miles
M62	14 mins	4 miles
Bolton	12 mins	5 miles
Middlebrook Retail Park	9 mins	6 miles
Manchester City Centre	18 mins	10 miles
M6	20 mins	11 miles
M65	22 mins	17 miles
Manchester Airport	22 mins	19 miles
Preston	30 mins	22 miles



LOGISTICS NORTH AMENITY



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MANCHESTER ROAD WEST, WALKDEN **M38 0PT**

TERMS

The properties are available on new full repairing and insuring lease terms.

EPC

Aiming for "A" rating.

VAT

All figures quoted will be subject to VAT where applicable.

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