# **Unit 4D**Towngate Business Centre

# 5,292 Sq Ft

Manchester Road West, Walkden, M38 OPT



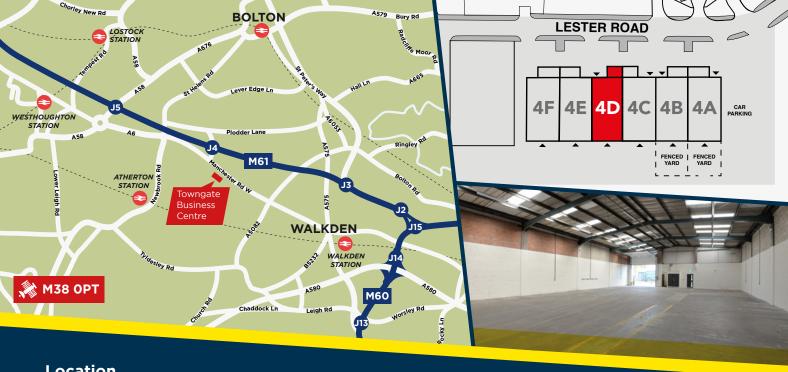
## TO LET

### Refurbished Industrial/Warehouse Unit

- 4D provides a modern unit with new cladding to unit and office pod
- New electrically operated insulated loading door
- Secure rear yard

- Excellent access Junction 4 M61
- On-site security includes perimeter fencing, key pad operated electric main gates and a remotely operated CCTV system





#### 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.

#### **Description**

Unit 4D includes modern cladding to both the unit and office pod, unit 4D also benefits from the following.

- · New insulated sectional electrically operated up and over door
- Redecoration of office accommodation
- Installation of LED lighting throughout
- · Secure fenced and gated rear yard

Access to the unit is provided by 1 x sliding concertina and 1 x roller shutter door to the front and rear of the premises. To the front elevation of the unit is a general office with WC and kitchen facilities. To the rear is a good sized yard

On-site security includes perimeter fencing, key pad operated electric main gates and a remotely operated CCTV system. All main services are available to the premises including gas and ample three phase electricity.

#### **Accommodation**

Unit	Sq ft	Sq M
Α	Let	
В	Let	
С	Let	
D	5,292	492
Е	Let	
F	Let	

#### **EPC**

The premises have an EPC rating of D82.

#### Rental

On application.

#### Service Charge

The tenant will be responsible for a service charge to contribute towards the cost of services and insurances provided by the landlord.

#### Rates

Further details are available from the letting agents, www.towngate. plc.uk or alternatively via the Local Rating Authority who can be contacted at www.gov.uk/correctyour-business-rates.

#### VAT

VAT will be charged as applicable.

#### Viewings

Strictly by appointment only with the landlord Towngate Plc or one of the joint agents below.



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