

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



INDUSTRIAL/WAREHOUSE UNITS

TO LET

Moss Lane, Whitefield, Bury M45 8FJ

UNITS 5, 6 & 7



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 terrace units are available individually or can be combined to provide up to 24,454 sq ft in a detached building. Once refurbished, the units will benefit from the following specification:



New roof installed



6 metre eaves height



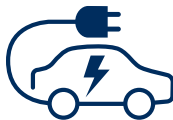
1 level access loading door to each unit



Allocated car parking



Smart metering



EV charging points



LED lighting throughout



Integral offices with combined heating and cooling VRF system



INDICATIVE INTERNAL PHOTOS FROM UNIT 7

PARK 17

INDUSTRIAL ESTATE



Sat Nav: Bury M45 8FJ

ACCOMMODATION

UNIT	WAREHOUSE (SQ FT)	OFFICE (SQ FT)	TOTAL (SQ FT)
5	8,432	904	9,246
6	7,319	753	8,072
7	5,187	1,949	7,136

Units can be combined to provide up to 24,454 sq ft

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 - On application with the agents.

UNITS 5, 6 & 7

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
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Alex Palfreyman
07870 999 773



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