

# PARK<sup>17</sup>

INDUSTRIAL ESTATE

## UNIT 2

13,429 sq ft (1,247.59 sq m)



**TO BE REFURBISHED**

**TO LET**

Moss Lane, Whitefield, Bury M45 8FJ

# UNIT 2









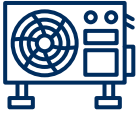



## LOCATION

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 subject unit is to be refurbished and will comprise high quality warehouse/ industrial accommodation benefitting from the following specification:

 Single span steel portal frame construction	 6 metre eaves height	 1 level access loading door	 Car parking to front of the unit	 2 storey integral offices with combined heating and cooling VRF system
 Solar PV panels	 Air Source Heat Pump providing warehouse heating	 EV charging points	 LED lighting throughout	 Smart metering



INTERNAL IMAGES INDICATIVE ONLY



**TO BE REFURBISHED - HIGH QUALITY  
WAREHOUSE/INDUSTRIAL ACCOMMODATION**

# PARK 17

## INDUSTRIAL ESTATE



Sat Nav: Bury M45 8FJ

### ACCOMMODATION

Ground floor office	1,326 sq ft	123.19 sq m
First floor office	1,199 sq ft	111.39 sq m
Warehouse	10,904 sq ft	1,013.01 sq m
<b>TOTAL</b>	<b>13,429 sq ft</b>	<b>1,247.59 sq m</b>

### TERMS / QUOTING RENT

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

Quoting rent is 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

Available on request.

## UNIT 2

[WWW.PARK17.CO.UK](http://WWW.PARK17.CO.UK)

### FURTHER INFORMATION

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

Richard Johnson  
07980 837 328

Alex Palfreyman  
07870 999 773



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