



# 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](http://www.towngatebusinesscentre-walkden.co.uk)









## 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).

### 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.

### Office Facilities

- High quality single storey office facilities with provisions of kitchenette area and w/c facilities.
- 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.



**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 CO<sup>2</sup> 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



WELLNESS  
SHOWERS



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



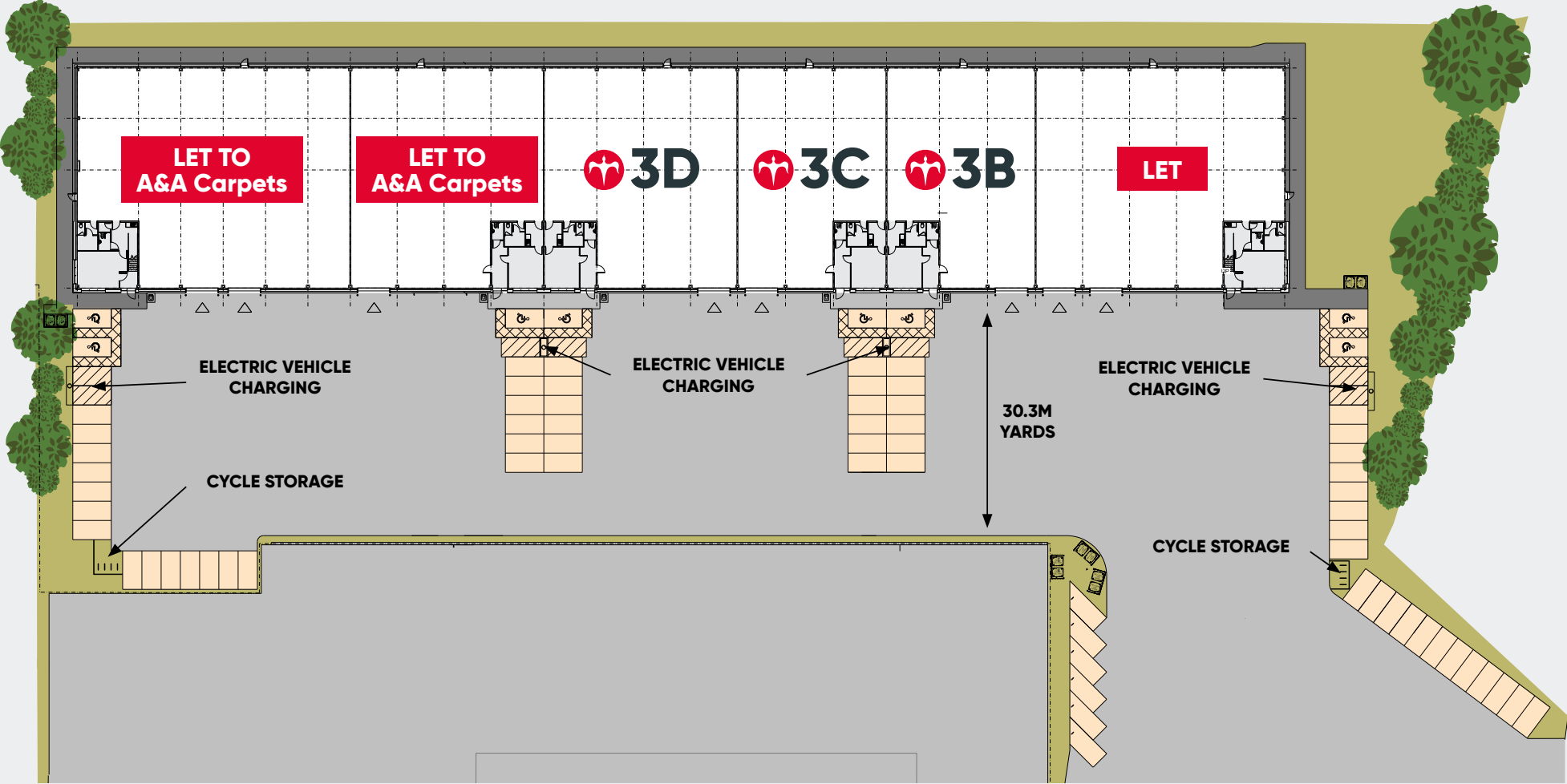






BRAND NEW INDUSTRIAL/WAREHOUSE UNITS

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





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

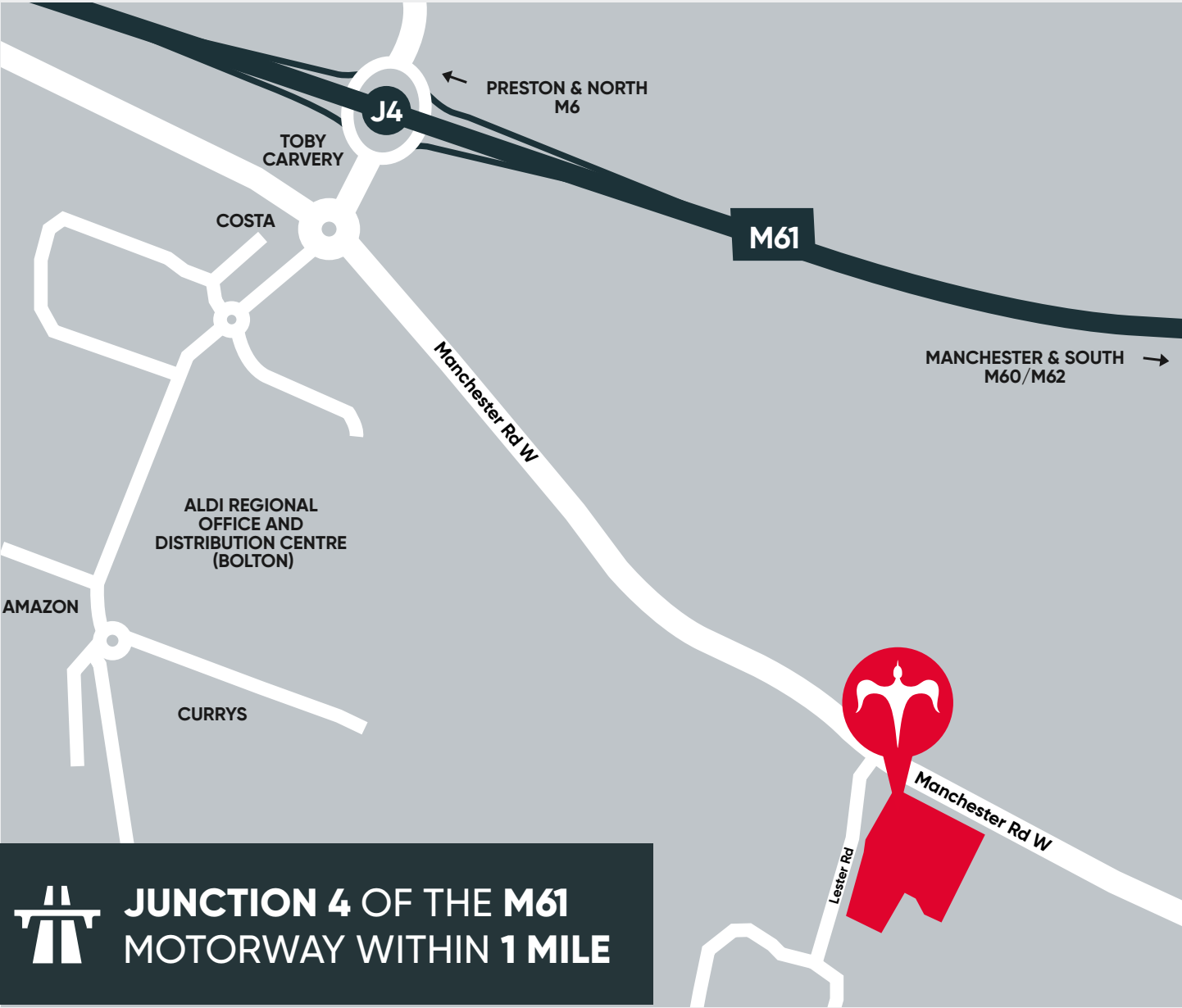




LOCATION

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.



DRIVE TIMES

|                                   |         |          |
|-----------------------------------|---------|----------|
| M61 (J4)                          | 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 |







# TOWNGATE BUSINESS CENTRE

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## 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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## VIEWING/FURTHER INFORMATION

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