



# 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





## 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



DAWSON  
HOUSE

# 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<sup>®</sup>**

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



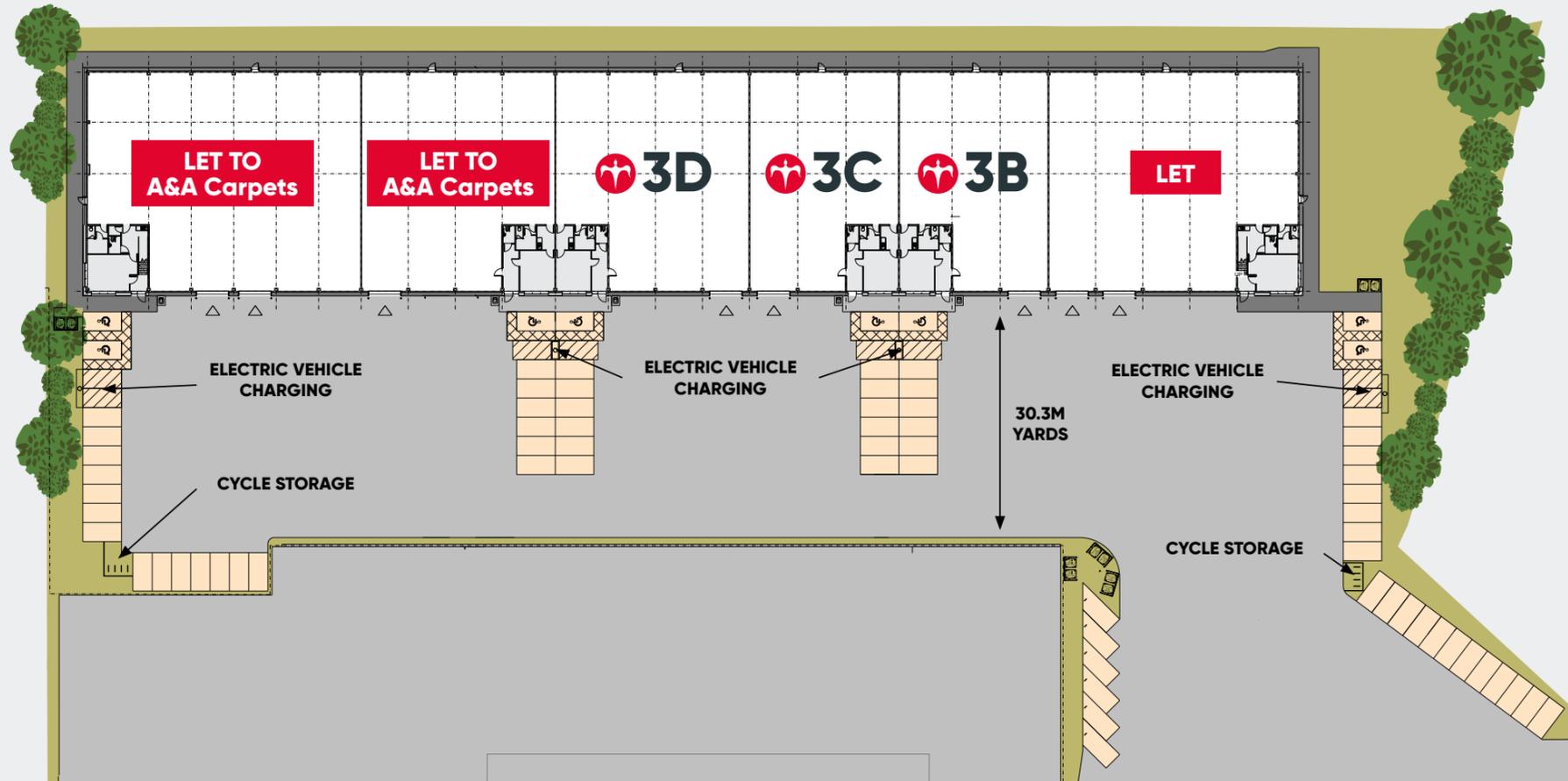
SECURE CYCLE PARKING (WITH CHARGING) TO ENCOURAGE FEWER CAR JOURNEYS





# BRAND NEW INDUSTRIAL/WAREHOUSE UNITS

## 5,450 - 17,995 SQ FT



 3B



 3C



 3D

### 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	
<b>Total</b>	<b>5,450</b>	
Unit 3C	4,850	7
Office	600	
<b>Total</b>	<b>5,450</b>	
Unit 3D	6,495	7
Office	600	
<b>Total</b>	<b>7,095</b>	

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

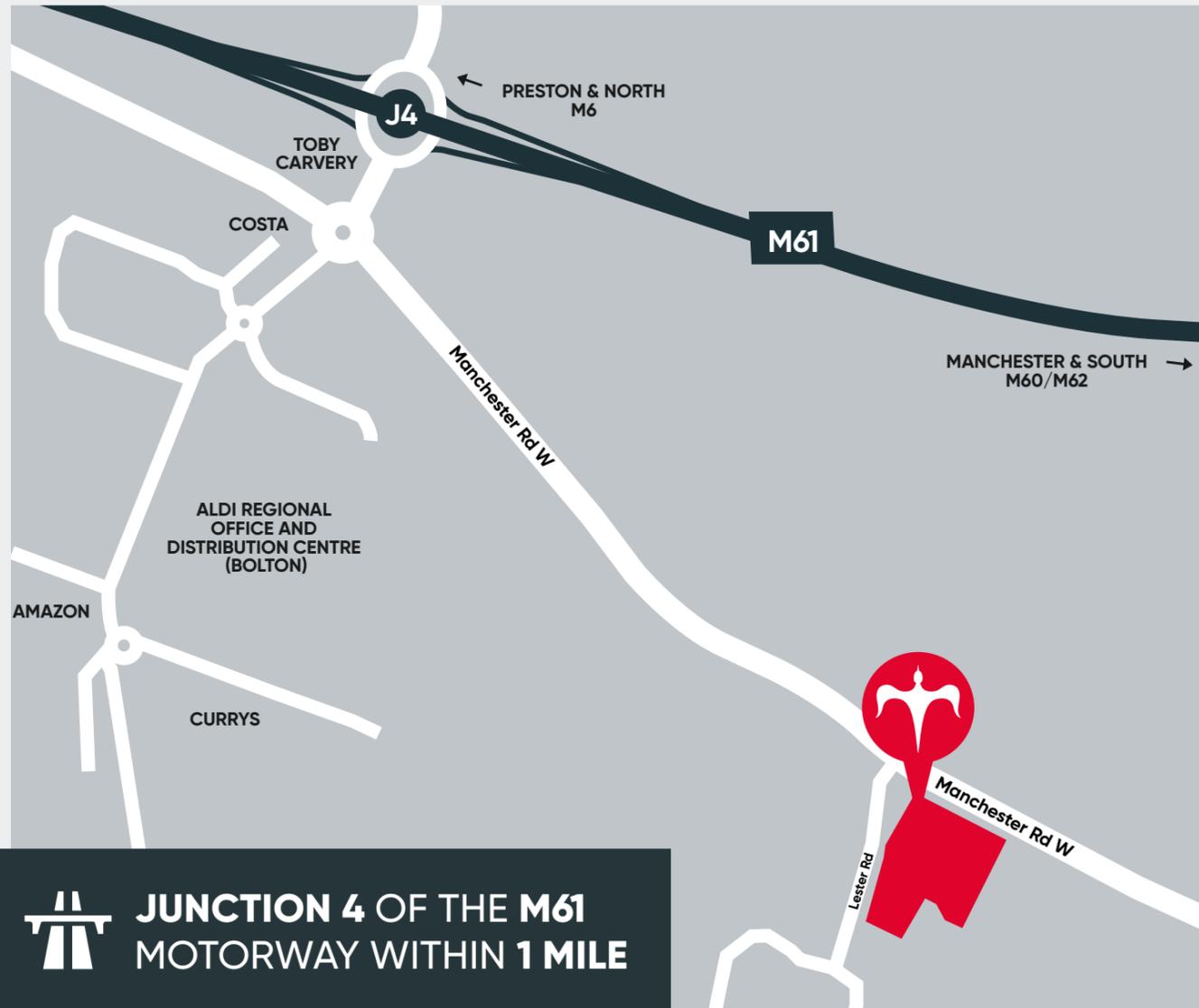
MANCHESTER ROAD WEST



## 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.



**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
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

## MIDDLEBROOK RETAIL PARK





# TOWNGATE BUSINESS CENTRE

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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## VIEWING/FURTHER INFORMATION

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