



To Let - New Hybrid office/warehousing Scheme

Unit 1 Albion Business Park, 189 Bag Lane, Manchester, Lancashire, M46 0LH

1,500 ft² (139.35 m²)

- High Specification and Modern Unit
- Popular Industrial and Office Location
- Suitable for a variety of uses
- EPC Rating A – Energy Efficient Building
- Eaves range from 4.5m - 6.5 m

Description

Unit 1 Albion Business Park is a high specification Hybrid industrial unit, providing 1,500 sq. ft of accommodation over ground and mezzanine floor.

Eaves height of 4.5 metres at the front of the unit and 6.5 metres to the rear and built to a very high specification, energy efficient, with good natural light and ready for occupation.

Specification Includes:

- Electric level access loading door
- Shared access yard (with parking space)
- Steel portal frame construction with open plan mezzanine (no columns)
- Power capacity 45 KVA / Unit
- Broadband connected
- WC's and kitchenette facilities
- Monitored CCTV security
- 4.5m eaves to front elevation
- Highly insulated construction materials
- Natural light at both levels
- LED lighting
- Fire alarm & Intruder alarm
- Soft landscaping to shared access yard area

Location

Albion Business Park is a new self contained small industrial park set on Bag Lane between Atherton and Leigh, and is ideally situated for easy access to Wigan, Bolton, Warrington and Manchester. Located off the A577 Bolton Road which links to

Junctions 5 (2.5 miles) of the M61 Motorway.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Gross Internal Area basis (GIA) and provides the following floor areas:

Ground Floor	925 sq ft
Mezzanine areas	575 sq ft
Total	1,500 sq ft

Rent and Lease Terms

£18,000 per annum + VAT exclusive of all other outgoings.

The lease is a full repairing and insuring lease for a term to be agreed.

There is also a service charge payable in addition to the rent and further information will be provided upon request.

Planning Use

Use Class E, B2 and B8

EPC

EPC rating A - A copy of the EPC is available on request.

VAT

VAT is applicable at the prevailing rate

Business Rates

Rateable Value £10,200

The tenant is responsible for the payment of Business Rates (100% relief available for small qualifying businesses)

Viewing

Viewing by way of appointment through the sole agent
Fletcher CRE
John Fletcher
01204 221 030
john.fletcher@fletchercre.co.uk

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