

AVAILABLE FOR
IMMEDIATE OCCUPATION

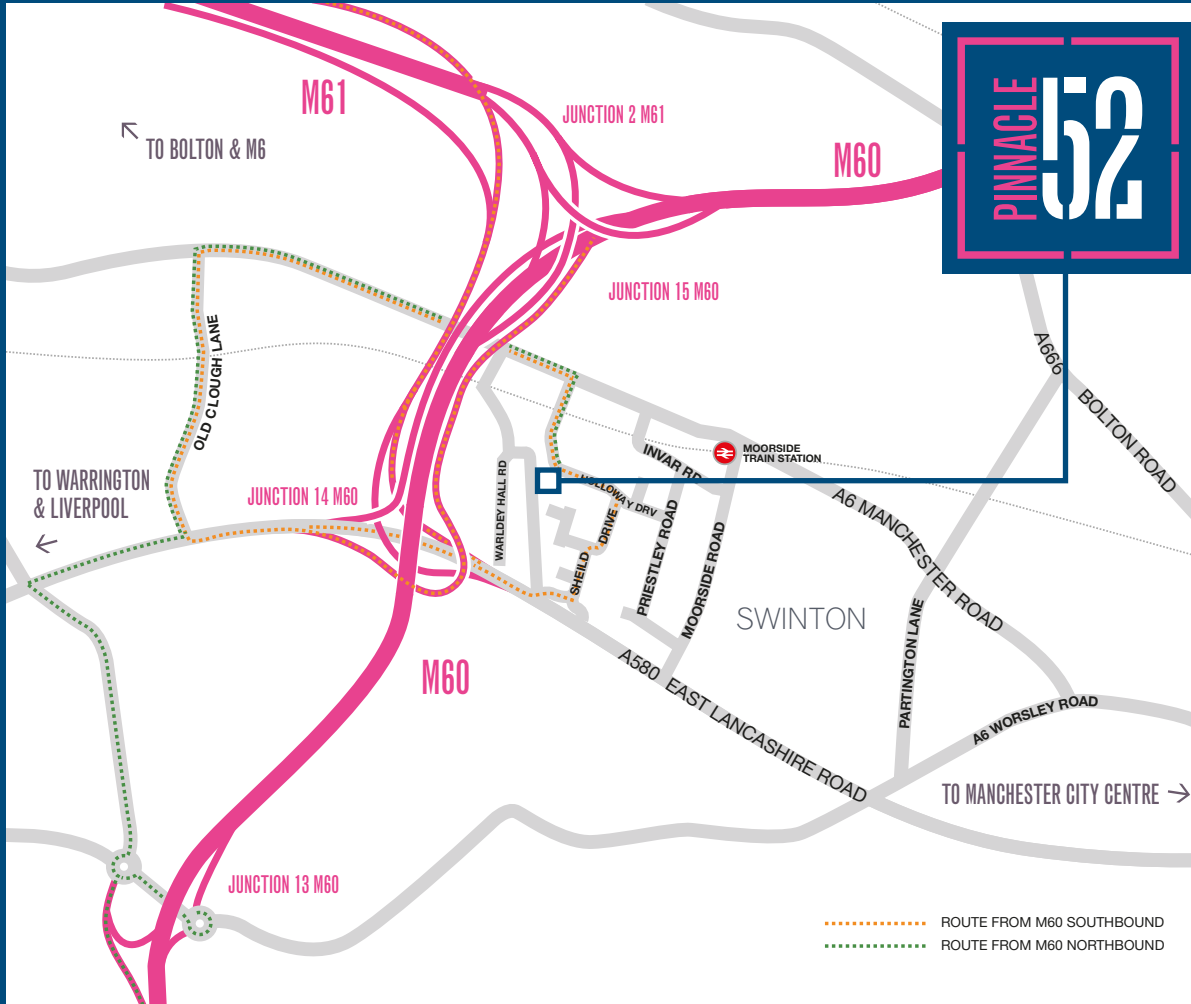


HOLLOWAY DRIVE, WARDLEY IND ESTATE, WORSLEY, M28 2LA

FOR SALE / TO LET
INDUSTRIAL / WAREHOUSE UNIT
53,352 SQ FT (4,957 SQ M)

 GOOD ACCESS	 GREAT LOCATION	 10M TO HAUNCH
 55M YARD	 6 LOADING DOORS	 SECURE PREMISES

ENTER

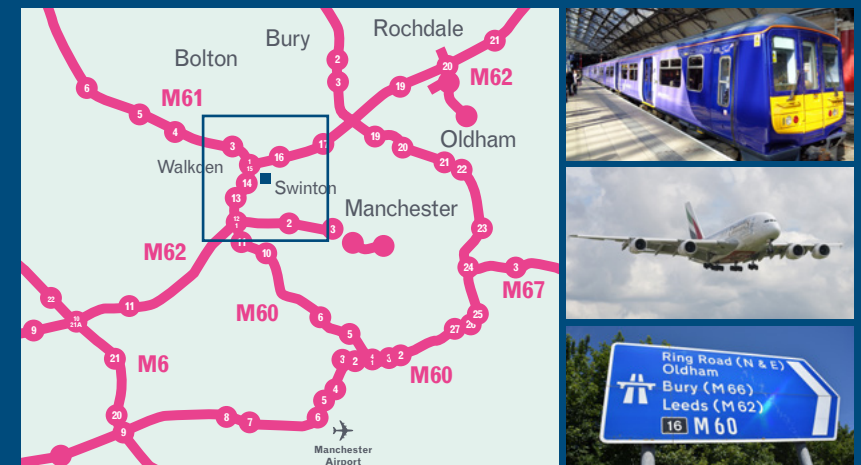


LOCATION

Pinnacle 52 is located on Wardley Industrial Estate an established warehouse & distribution estate with excellent local & regional communications. Ideally positioned close to the M60/ M61 Interchange Pinnacle 52 is superbly positioned to access the whole of the M60 Orbital and the wider regional and national motorway network beyond. The M62 is within easy reach.

Wardley Industrial Estate benefits from immediate access to both the A580 East Lancashire Road and A6 Manchester Road providing fast connections to Manchester City Centre within 8 miles.

Situated on Holloway Drive the premises occupies a prominent position within Wardley Industrial Estate. Other major occupiers on the estate include Stax Trade Centres, Wincanton, Ready Steady Store and Royal Mail.





FOR SALE / TO LET
INDUSTRIAL / WAREHOUSE UNIT
53,352 SQ FT (4,957 SQ M)

DESCRIPTION

Pinnacle 52 comprises a new build Industrial / Warehouse unit totalling 53,352 sq ft (4,957 sq m) on a secure self-contained site.



LOCAL OCCUPIERS

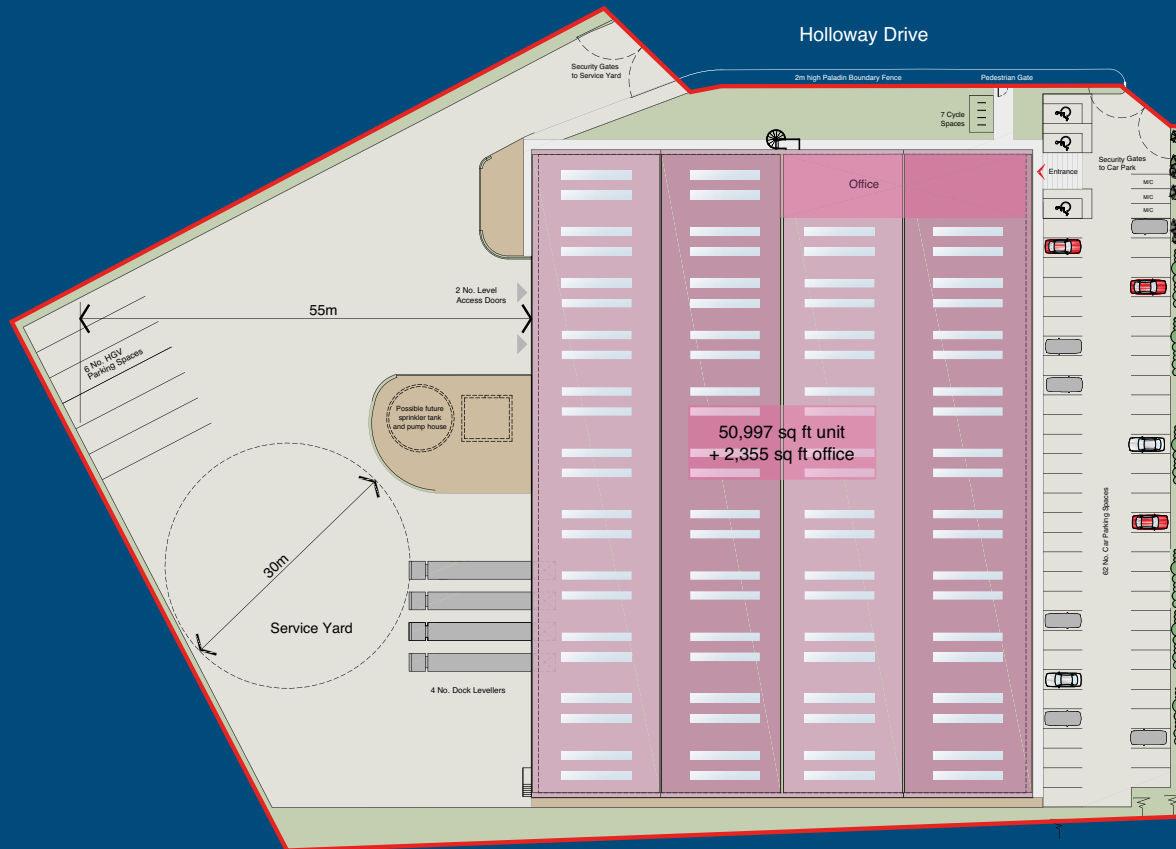
- | | | | | |
|---------------------|-----------------------|-------------------|-----------------------|-------------------------|
| 1 ULTrust | 5 Jamac Packaging | 9 Parkers | 13 Ready Steady Store | 17 Clipper |
| 2 J Van Vliet | 6 Pinmill Textiles | 10 Vacensa | 14 Proline | 18 Hall Fire Protection |
| 3 W L Collier | 7 Stock Consolidation | 11 Royal Mail | 15 BOC | 19 Orion Insulations |
| 4 Stax Trade Centre | 8 Carlyle Bus & Coach | 12 Wilkinson Star | 16 Klyne & Klyne | 20 Servlite |

SPECIFICATION

The unit provides a new industrial/ warehouse building providing the following specification;

- 10m to haunch
- 4 dock level loading doors
- 2 drive in loading doors
- 50kn m2 floor loading
- 15% roof lights
- 2,500 sq ft office space
- 55m yard
- Site area - 2.78 acres
- 60 car parking spaces
- HGV parking





50,997 SQ FT UNIT + 2,355 SQ FT OFFICES

ACCOMMODATION

Pinnacle 52 provides 50,997 sq ft (4,738 sq m) of modern detached high bay warehouse accommodation with 2,355 sq ft (218.78 sq m) of integral office accommodation.

Warehouse	50,997 sq ft	4,738.00 sq m
Office	2,355 sq ft	218.78 sq m
TOTAL	53,352 sq ft	4,956.78 sq m



MORE



BACK



TERMS

The premises are available by way of a new FRI lease on terms to be agreed. Alternatively, the premises are available by way of a freehold sale.

VAT

All prices and rentals quoted are exclusive of VAT which will be charged at the prevailing rate.

EPC

Energy Performance Certificates will be available from the retained agents.

RENT / PRICE

On application.

LEGAL COSTS

Each party will be responsible for payment of their own legal costs incurred.



FURTHER INFORMATION

Further information is available from the joint letting agents Savills, Davies Harrison or Legat Owen.

Davies Harrison

Rick Davies

T 0161 237 1739

M 07831 658 804

E rick@daviesharrison.com

Savills

Jonathan Atherton

T 0161 277 7207

M 07778 050197

E jatherton@savills.com

Legat Owen

Matt Pochin

T 01244 408215

M 07831 445009

E mattpochin@legatowen.co.uk

