

# FOR SALE

## 21,770 sq ft (2,022.45 sq m)

On a site area of 1.11 acres (0.449 hectares)

- Low site coverage
- Substantial yard area
- Ideal for:
  - Office, headquarters and associated warehousing
  - Call Centre / Data Centre
  - Document storage
  - Self-storage
  - Food preparation

[Enter](#)



Self-contained Warehouse and Office Facility

### Smithfold Lane

Worsley, Manchester, M28 0GP

**dh**

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[www.daviesharrison.com](http://www.daviesharrison.com)



# Smithfold Lane Worsley, Manchester, M28 0GP

- HOME
- LOCATION
- DESCRIPTION
- ACCOMMODATION
- GALLERY
- FURTHER INFORMATION

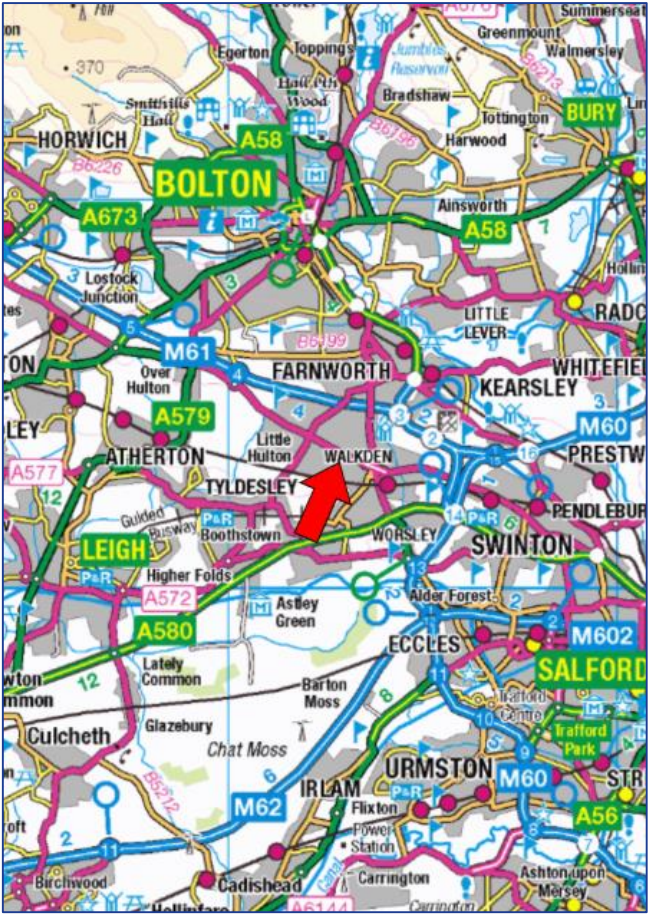
## LOCATION

The property is situated on Smithfold Lane, which is off Manchester Road East (A6), in Worsley.

Smithfold Lane is a popular industrial area within Greater Manchester offering access to the regional and national motorway networks via the M61, M60, M602 and M62 Motorways.

The property is also within close proximity to the A580 East Lancashire Road and Manchester City Centre.

J4 M61 Motorway	2 miles
A580 East Lancashire Road	1.75 miles
J13 M60 Motorway	2.75 miles
J1 M602 Motorway	3.75 miles
J12 M62 Motorway	4 miles
Bolton Town Centre	5 miles
Manchester City Centre	8.5 miles



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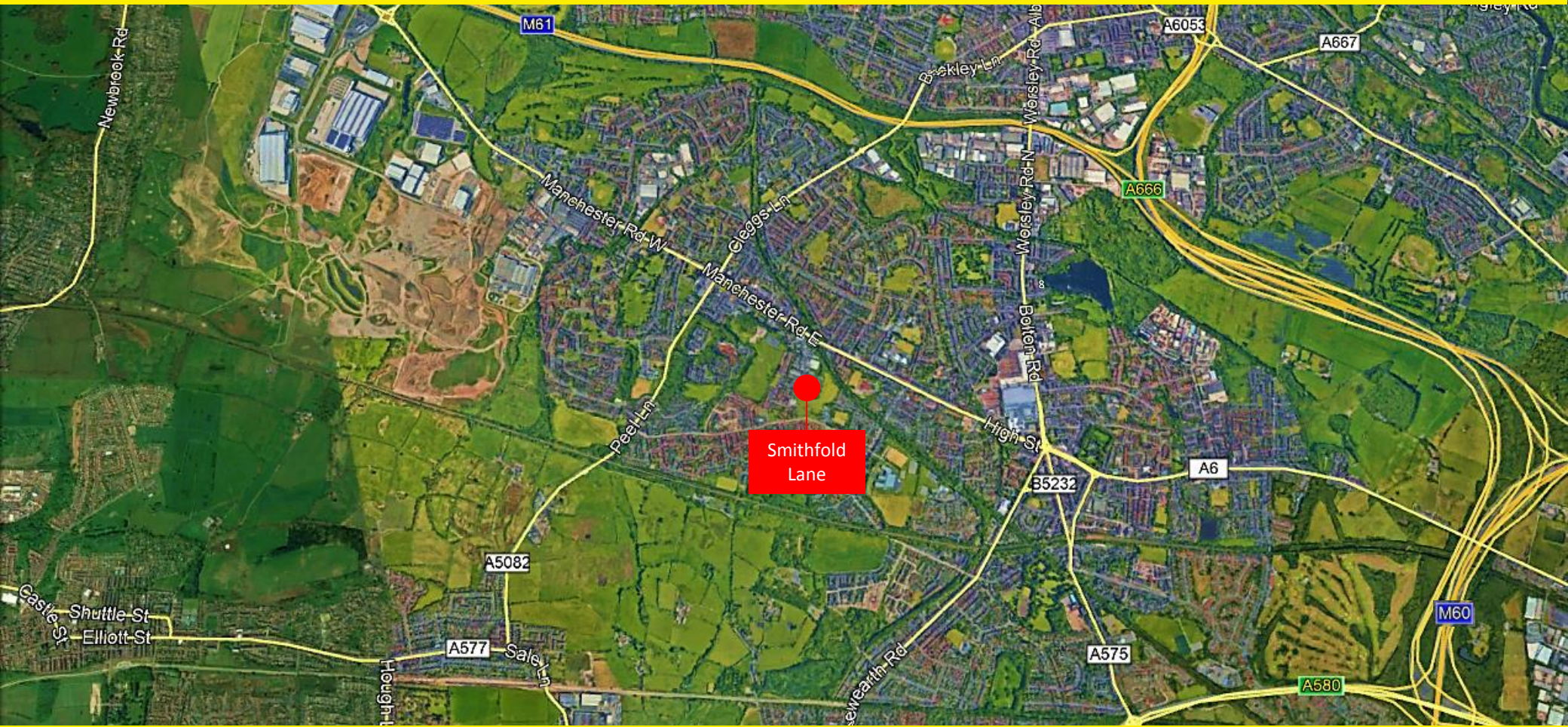
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## DESCRIPTION

Comprising a former Headquarters building, the property offers offices, showroom, design studios and ancillary storage over two floors.

The property offers steel portal frame construction with brick elevations set beneath a dual pitch roof incorporating roof lights. It benefits from a concrete first floor, uPVC double glazing, single storey entrance porch and windows are secured by roller shutters.

The ground floor comprises a combination of office, studio and storage area. The first floor provides additional office content and open plan warehouse.

Externally, the front and side of the building offers tarmacadam parking spaces (approx. 65 spaces). A landscaped garden area is located to the rear of the site. This area could offer possible expansion land (subject to planning).

The site is secured by a 2.1m steel palisade fence and a 2.1m electric sliding gate providing access. Additional parking for approximately 8 vehicles is located to the west of the main building via unsecured wide pavement area.



## Self-Contained Warehouse and Office Building

# Smithfold Lane Worsley, Manchester, M28 0GP

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) on a Gross Internal Area basis as follows:

	Sq ft	Sq m
Ground Floor		
Reception, Offices & Showroom	10,072	935.68
Storage Rooms	1,408	130.79
Sub-total	11,480	1,066.47
First Floor		
Storage Areas	7,133	662.70
Showroom, Offices & Canteen	3,157	293.28
Sub-total	10,290	955.98
Total	21,770	2,022.45
Site Area	1.11 acres	0.449 ha



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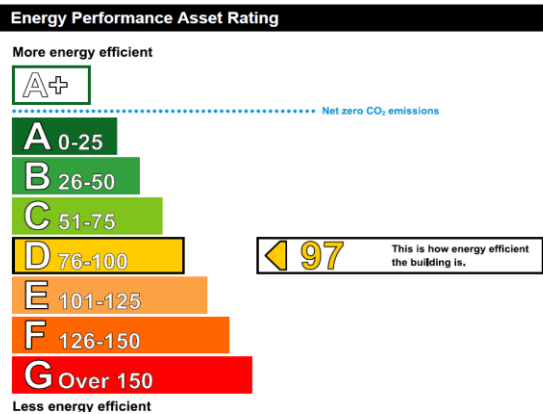
# Smithfold Lane Worsley, Manchester, M28 0GP

## SERVICES

We understand all mains services are available to the property including three phase and single phase electricity, gas, mains water and drainage.

## ENERGY PERFORMANCE CERTIFICATE

The property has the following Energy Performance Asset Rating:



A copy of the assessment is available upon request.

## RATEABLE VALUE

The property is listed as “Offices, Workshop and Premises” and has a current Rateable Value of £52,500.

We would advise that all interested parties make their own enquiries in relation to rates.

## PLANNING

The property is situated in an established industrial estate and has previously been occupied for manufacturing and head office use.

We believe the property would be suitable for many uses such as:

- Office, headquarters and associated warehousing
- Call Centre / Data Centre
- Document storage
- Self-storage
- Food preparation

Interested parties should make their own enquiries with the Local Council.

## TERMS

The premises are available to purchase freehold.

## PRICE

Upon application.

## VAT

All prices are exclusive of, but may be liable to, VAT at the prevailing rate.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

## VIEWING / ENQUIRIES

For further information, or to arrange a viewing, please contact:

Rick Davies  
07831 658804  
[rick@daviesharrison.com](mailto:rick@daviesharrison.com)

Sam Rodgers  
07903 518044  
[sam@daviesharrison.com](mailto:sam@daviesharrison.com)

Or our Joint Agents Sanderson Weatherall

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