



Bankfield Rd

Tyldesley, Manchester, M29 8QH

GOOD ACCESS
M60 / M61 & M62



CLOSE TO
A580 EAST LANCS



ONE LEVEL ACCESS
LOADING DOORS



UP TO
6M EAVES



3 TON CRANE
IN ONE BAY



TWO STOREY
OFFICES



**FOR SALE
/ TO LET**

DETACHED SINGLE STOREY WAREHOUSE WITH OFFICES

53,975 SQ FT APPROX **ON 2.04 ACRES**

Location

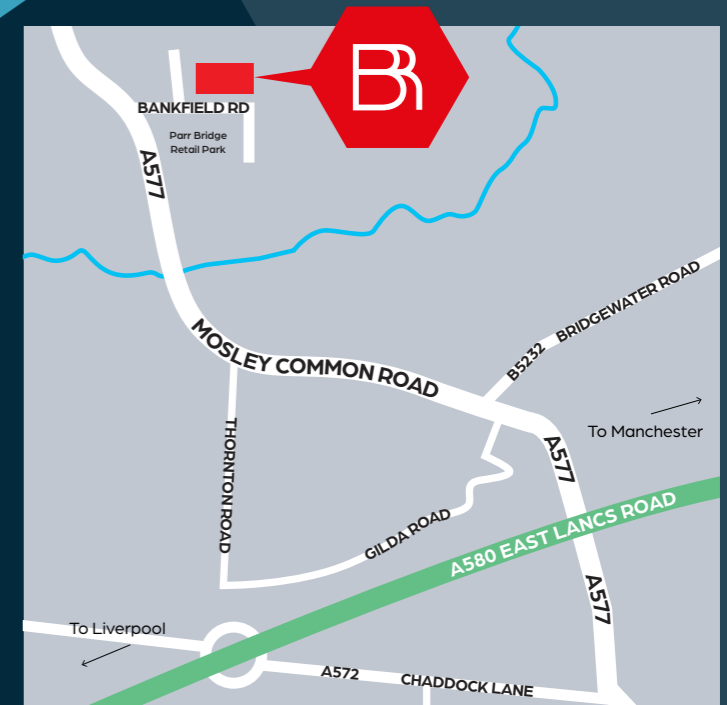
The property is situated on Bankfield Road, within 1 mile of the A580. J14 of the M60 is approximately 3 miles to the East and Junction 23 of the M6 motorway 10 miles. Parr Bridge Retail Park is next door which is home to Starbucks, Lidl and Subway.

EXCELLENT ACCESS TO THE A580 EAST LANCS ROAD



Drive times

| | | |
|------------------------|---------|------------|
| A580 | 3 mins | 0.8 mile |
| M60 J14 | 7 mins | 3 miles |
| M61 J4 | 9 mins | 3.2 miles |
| M602 | 11 mins | 3.7 miles |
| M61 J2 | 12 mins | 5.6 miles |
| M6 J23 | 17 mins | 10 miles |
| Trafford Park | 16 mins | 7.4 miles |
| Manchester City Centre | 20 mins | 8.5 miles |
| Warrington | 31 mins | 13.6 miles |
| Manchester Airport | 24 mins | 15.3 miles |





Situation

PARR BRIDGE RETAIL PARK
IS NEXT DOOR **WHICH IS**
HOME TO STARBUCKS, LIDL
AND SUBWAY



Description

The property comprises warehouse premises of the following specification;

- Steel portal frame construction
- Sodium bay lighting in the warehouse
- Profile metal skin clad roof with 10% roof light coverage
- One level access door
- Dedicated ground and first office space
- Staff welfare facilities
- 3 tonne crane within main warehouse

Externally the unit has electronic gated access with a fully secure fenced boundary with a dedicated loading area and marked parking bays to the side.



**STEEL PORTAL FRAME
CONSTRUCTION**



**SODIUM BAY
LIGHTING**



**PROFILE METAL
SKIN CLAD ROOF**



**ONE LEVEL ACCESS
LOADING DOOR**



**TWO STOREY
OFFICES**



**STAFF WELFARE
FACILITIES**



CIRCA 6M EAVES



3 TON CRANE



**3,858 SQ FT
OF OFFICES**



Bankfield Rd M29 8QH



The site

53,975 SQ FT APPROX
ON 2.04 ACRES

| Description | Sq ft | Sq m |
|-----------------------|---------------|-----------------|
| Warehouse | 50,117 | 4,655.94 |
| Ground floor office | 1,929 | 179.24 |
| FF office & ancillary | 1,929 | 179.24 |
| TOTAL | 53,975 | 5,014.41 |





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Tyldesley, Manchester, M29 8QH



Terms

For Sale - freehold.
Alternatively, the premises are available on a new lease for a term of years to be agreed.

Price / Rent

On application

Rating

We advise that all parties contact the relevant local authority to obtain the rateable value.

Legal Costs

Each party will bear their own legal costs.

VAT

All prices are quoted exclusive on but may be liable to VAT.

EPC

An energy performance certificate is available on request

Subject to Contract

The property is offered subject to formal contract.

Viewing

Viewings strictly by appointment with the joint agent. Please contact:

Will Kenyon
will@b8re.com



John Barton
john@bcrealestate.co.uk

Gary Chapman
gary@bcrealestate.co.uk



B8 Bankfield Rd M29 8QH

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Designed and produced by Richard Barber & Co. 0161 833 0555. www.richardbarber.co.uk. December 2024.