

36 PEEL INDUSTRIAL ESTATE, CHAMBERHALL STREET, BURY, BL9 0LU



2,186 Sq Ft (203.08 Sq M)

- ESTABLISHED INDUSTRIAL AREA
- RARE OPPORTUNITY
- USE FOR VEHICLE REPAIRS AND VALETING NOT PERMITTED



LOCATION

The estate is located within the Chamberhall Business Area of Bury, close to the Town Centre. The estate is accessed from Castlecroft Road and Chamberhall Street, via the A56 Peel Way. The location is approximately 5 miles East of Bolton, 6 miles South West of Rochdale and approximately 8 miles North West of Manchester City Centre.

DESCRIPTION

The unit is a modern open plan warehouse, which has the benefit of an electric roller shutter access, as well as integral w.c's and office. The eaves height is 6 metres.

ACCOMMODATION

	Sq. ft.	Sq.m
Total Area	2,186	203.08

(Measurements to be confirmed)

SERVICES

All main services are available to the site, but may vary from unit to unit. Prospective tenants should make their own enquiries with regard to capacity of the supply.

RENTAL

£14,500 per annum plus VAT

SERVICE CHARGE

There is currently a payable service charge for the upkeep of the estate. Approximately £1,800 per annum.

LEASE TERMS

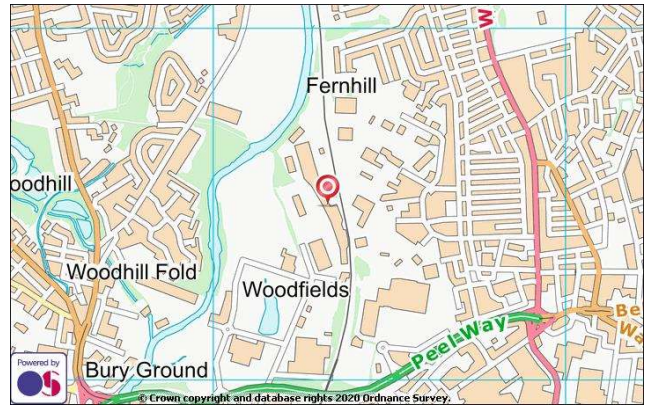
The premises is available by way of a full repairing insuring lease, for a minimum term of 5 years.

LEGAL FEES

Each party to be responsible for their own legal fees.

RATES

The unit has been described as workshop and premises and has a rateable value of £13,366.00. For further information please contact Bury Council on 0161 253 5000.



VAT

Rents and prices where quoted, are exclusive of, but will be liable to VAT at the prevailing rate.

EPC

An Energy Performance Certificate has been prepared, and can be made available on request.

VIEWING

Strictly by appointment with the joint agents.

By appointment with the joint agent.

NOLAN REDSHAW

Contact: Jonathan Pickles
Tel: 0161 763 0825
Email: jonathan@nolanredshaw.co.uk

SANDERSON WEATHERALL

Contact: Adam Marshall
Tel: 0161 259 7027
Email: Adam.Marshall@sw.co.uk

ANTI-MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



0161 763 0828

Energy Performance Certificate

Non-Domestic Building



Unit 36
Peel Industrial Estate
Chamberhall Street
BURY
BL9 0LU

Certificate Reference Number:
0965-3053-0915-0400-7591

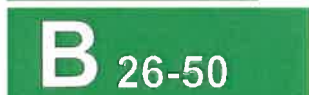
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ 74 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 204
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

42 If newly built

87 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: iSBEM v3.4.a using calculation engine SBEM v3.4.a

Property Reference: 955954560000

Assessor Name: Simon Cunliffe

Assessor Number: STRO000464

Accreditation Scheme: Stroma Accreditation Ltd

Employer/Trading Name: Oaklodge Energy Ltd

Employer/Trading Address: 2a Mount Pleasant Street, Oswaldtwistle, Accrington. Lancs. BB5 3EN

Issue Date: 14 Jul 2009

Valid Until: 13 Jul 2019 (unless superseded by a later certificate)

Related Party Disclosure:

Recommendations for improving the property are contained in Report Reference Number: 0790-0441-6950-5593-5002

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on **0800 085 2005**