

Dumers Lane Manchester

Available to Let
Warehouse
184,422 sq ft (17,133 sq m)



Cross dock loading doors



Fork lift charging area



9 m approximate eaves height



LED lighting



88 car parking spaces

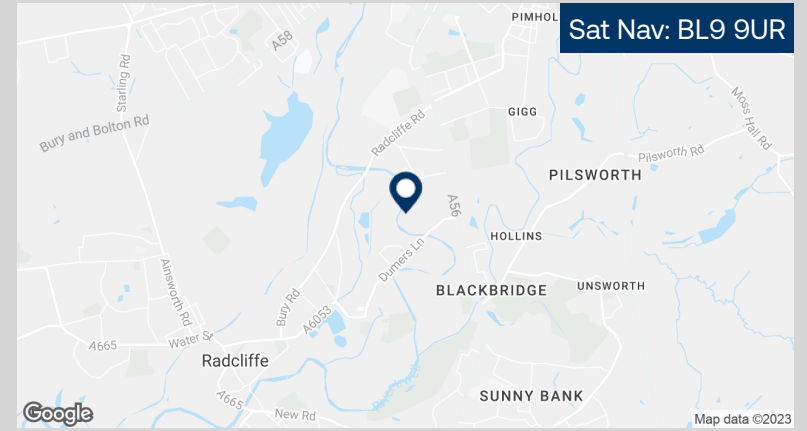


3 levels of office accommodation



Dumers Lane

Sambro International Dumers Lane Bury Manchester BL9 9UE



Description

The property comprises a purpose built warehouse constructed in the mid 1990's. The demise comprises a three bay steel portal framed warehouse with ancillary offices set on a rectangular site which incorporates car parking and yard areas. The external elevations comprise cavity brick/block walls to a height of approximately 12 ft with lined profile metal cladding above. The entire property benefits from the installation of a sprinkler system. At either end of the building there are concrete surfaced yard areas serving 9 dock loading doors and 2 level loading doors. These areas are generally triangular in shape and provide efficient turning space for lorries loading to/from the property. To the front of the office accommodation is a substantial car park with 88 spaces benefiting from barrier access.

Location

Bury is a major town within the Greater Manchester conurbation and is located approximately 10 miles due north of Manchester City Centre, 6 miles west of Rochdale and 6 miles east of Bolton. The property is strategically located 1.2 miles south of Bury Town Centre within ¼ mile of the junction of Dumers Lane (A6053) and the A56 Manchester Road. Access to the national motorway network is either via Junction 17 (2.5 miles distant) of the M60 via the A56 or from Junction 3 of the M66 (1.8 miles distant) via Hollins Brow Lane. Nearby occupiers include O2, Thumbs Up and Chint Europe Ltd. The Bracken Trade Park is located opposite the entrance road to the property.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

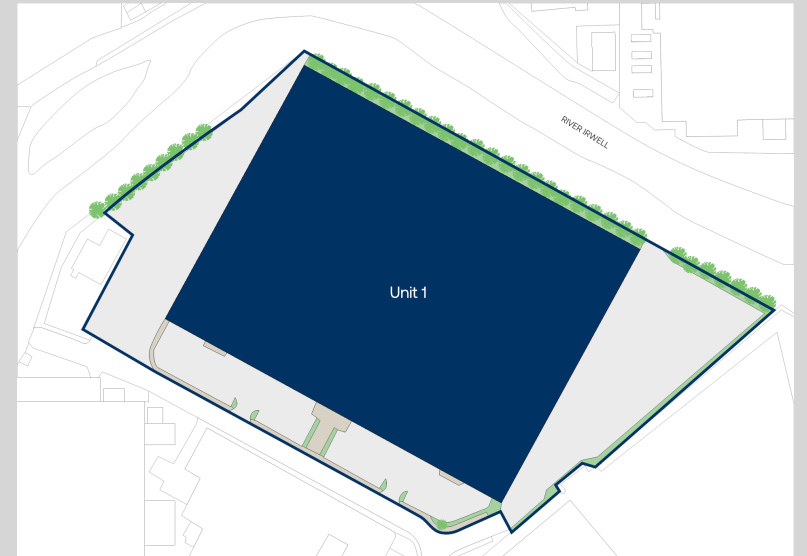
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Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 1	Warehouse	184,422	17,133.4	Immediately
Total		184,422	17,133.4	

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