

UNIT 3, J2 BUSINESS PARK, BRIDGE HALL LANE, BURY, BL9 7PB



WAREHOUSE / INDUSTRIAL UNIT

10,282 Sq Ft (955.20 Sq M)

- **ESTABLISHED INDUSTRIAL LOCATION**
- **ADJACENT TO JUNCTION 2, M66**
- **SECURE SITE WITH CCTV COVERAGE**



LOCATION

The premises are situated adjacent to Junction 2 of the M66 motorway which is immediately adjacent to the B&Q Depot and Burger King. Bury town centre is approximately 1.5 miles due west, Manchester City Centre is approximately 9 miles due south and the M66 provides excellent access to the motorway network into Lancashire and Greater Manchester.

DESCRIPTION

The premises are self-contained with one manual roller shutter door, concrete slab floor and enclosed loading area. The maximum eaves height is 7.5m with a minimum eaves height of 5.4m.

ACCOMMODATION

	Sq. ft.	Sq. m.
Total Area	10,282	955.20

(Measurements to be confirmed)

SERVICES

The unit benefits from all main services including a three phase electric supply with the exception of gas.

RENTAL

£45,240.84 per annum exclusive of VAT.

SERVICE CHARGE

The service charge is currently £3,290.28 per annum, this provision is for the general maintenance and services of the buildings and demised area.

POSSESSION

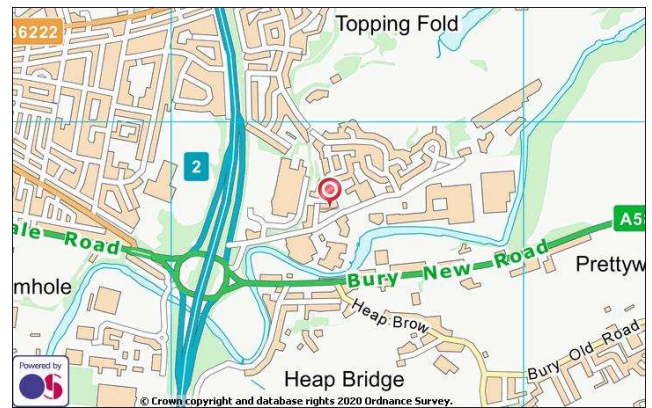
Vacant possession will be granted on completion of the legal documents

LEGAL FEES

Each party to be responsible for their own legal fees.

RATES

The rateable value is currently £22,907 per annum.



BUILDINGS INSURANCE

The buildings insurance is £2,056.44 per annum, exclusive of VAT.

VAT

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

EPC

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

VIEWING

By appointment with the sole agents, NOLAN REDSHAW

Contact: Paul Nolan

Tel: 0161 763 0822

Email: paul@nolanredshaw.co.uk

Contact: Jonathan Pickles

Tel: 0161 763 0825

Email: jonathan@nolanredshaw.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 3
J2 Business Park
Bridge Hall Lane
BURY
BL9 7NY

Certificate Reference Number:
0210-2953-0363-6890-5010

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

69

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	1077
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	20.21
Primary energy use (kWh/m ² per year):	119.55

Benchmarks

Buildings similar to this one could have ratings as follows:

18 If newly built

52 If typical of the existing stock

Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

Assessment Software:	iSBEM v5.3.a using calculation engine SBEM v5.3.a.0
Property Reference:	216535960000
Assessor Name:	Michael Harrison
Assessor Number:	STRO002224
Accreditation Scheme:	Stroma Certification Ltd
Employer/Trading Name:	Oaklodge Energy Ltd
Employer/Trading Address:	2a Mount Pleasant St Oswlatwistle BB5 3EN
Issue Date:	02 Oct 2017
Valid Until:	01 Oct 2027 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report - 9261-4091-0536-0500-8321.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Stroma Certification Ltd. You can obtain contact details of the Accreditation Scheme at www.stroma.com.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.ndepcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at <https://epc.opendatacommunities.org>.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit www.ndepcregister.com. To opt out of having information about your building made publicly available, please visit www.ndepcregister.com/optout.

There is more information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.

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Unit 3, Boys J2 Business Park, Bridge Hall Lane, Bury, Lancs, BL9 7PB

1 April 2017 - present

Your rateable value is £22,750.00

! Warning This is not the amount you will pay.

[Close all sections](#)

[Valuation information](#)

Description	Warehouse and premises
Local authority	Bury
Local authority reference	0B182500422334
Base rate	£23.04
Basis of measurement	GIA
Transitional relief certificate issued	No
Valuation scheme reference	306087
Special category code	096G
Effective date	1 April 2017
List alteration date	16 October 2017

[How the valuation was calculated](#)

Parts of the property

Floor	Description	Area m ² /unit	Price per m ² /unit	Value
Ground	Warehouse	1,019.9	£22.46	£22,907.00
Total		1,019.9		£22,907.00
Total value			£22,907.00	