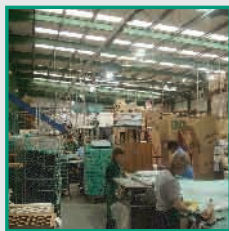


KNOWSLEY PARK WAY

Haslingden



For Sale / To Let

Modern Detached
Industrial / Warehouse Unit
With High Quality Offices

59,620 sq ft (5,541 sq m) Approx

Site Of 2.4 Acres (0.97 Hectares) Approx

A development by





Location

The property is situated fronting Knowsley Park Way, on the established Knowsley Road Industrial Estate, Haslingden.

Access to the national motorway network is obtained via the A56 which in turn links to junction 8 of the M65 motorway approximately 7 miles to the North and also to the commencement of the M66 motorway approximately 3 miles to the South.

Easy access is provided to the North Manchester towns of Bolton, Bury and Rochdale as well as the regional motorway network and Manchester City Centre.

Description

The unit comprises a modern detached high specification industrial / warehouse unit of steel portal frame construction beneath an insulated profile metal deck roof and incorporating insulated metal clad elevations with low level internal block work to the warehouse area.

High quality two storey office / amenity accommodation is situated along the front elevation and benefits from the provision of suspended ceilings incorporating recessed fluorescent strip lighting, carpeting and heating.

The warehouse area has an eaves height of approximately 6m and benefits from the provision of extensive power distribution, heating and lighting together with loading access via 3 dock level loading doors and a ground level loading door leading onto a large private and secure service yard.

An additional car parking area is situated to the front of the unit.

A substantial mezzanine floor is situated within the warehouse area, of concrete and steel construction.

Business Rates

Ratable value £125,000

Rates payable 2005/06 £52,750

Availability

The current occupiers (Camfil) are scheduled to re-locate to new premises in the first quarter of 2006.



KNOWSLEY PARK WAY

Haslingden

Floor Areas

The approximate gross internal floor areas are as follows:

Area	Sq ft	Sq m
Industrial / Warehouse	36,928	3,432
Mezzanine	11,330	1,053
Ground Floor Office / Amenities	5,681	528
First Floor Office / Amenities	5,681	528
TOTAL	59,620	5,541

From measurements scaled from the OS plan we calculate the total approximate site area to be 2.4 acres (0.97 Hectares) approx.

Terms

The unit is available either for sale or to let.

Price / Rental

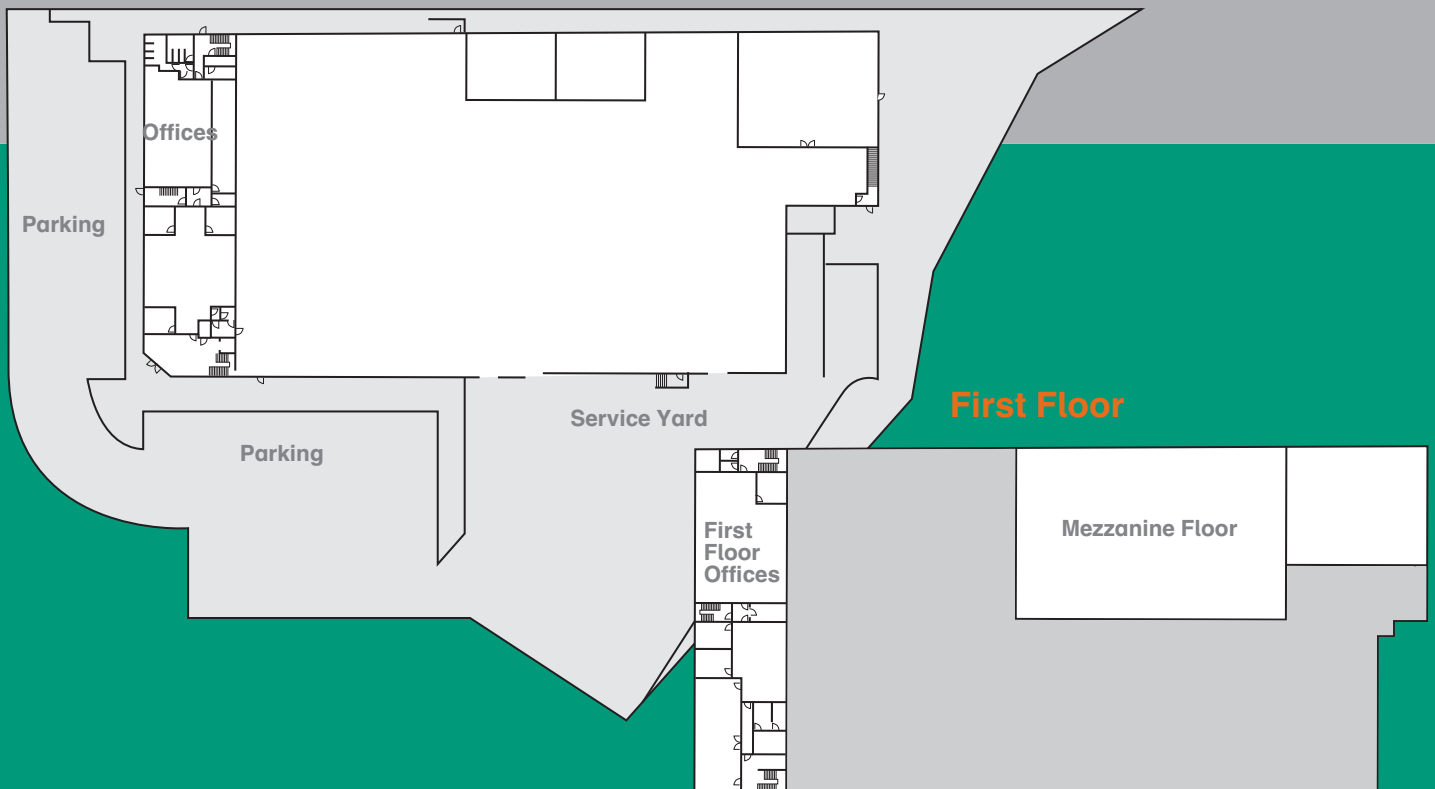
Upon application

VAT

Prices, outgoings and rentals are exclusive of, but may be liable to VAT.

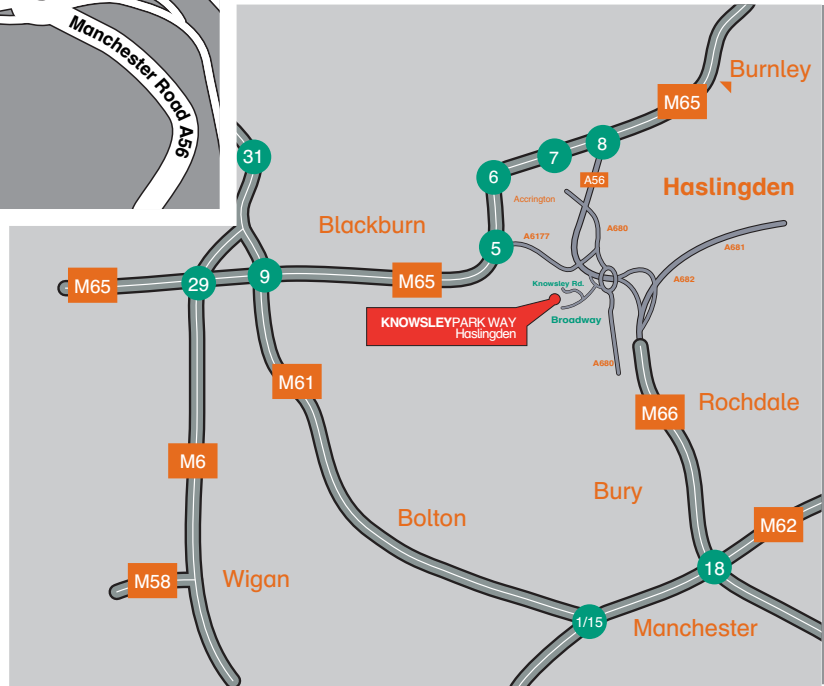


Ground Floor & Site





A development by



Viewing

Strictly by appointment through joint agents.

Alex Taylor



Mike Rooney/Simon Hampson



Peter House Oxford Street Manchester M1 5AN

MISDESCRIPTION: These particulars do not form part of an offer or contract. All information contained in this brochure should be verified by the interested party, and is provided without responsibility on the part of the joint agents or the vendors, or lessors. All properties are offered subject to contract and availability.

Designed by whale Marketing 0161 969 6374