

# FOR SALE



RogerHannah

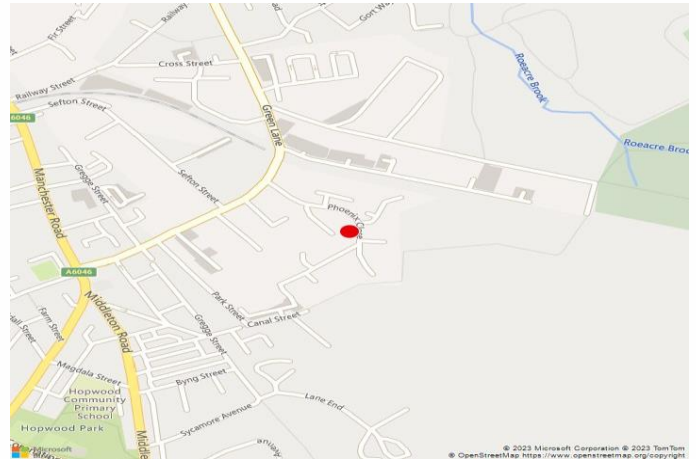


Unit 105 - Phoenix Park Industrial Estate, Phoenix Close, Heywood, OL10 2JG

**High Quality Detached Modern  
Trade/Industrial Unit**  
6,004 Sq Ft (557.77 Sq M)

- 1 Mile From J19, M62 Motorway
- ½ Mile From Heywood Town Centre
- 6m to Eaves (7.7m at Apex)
- Electric Roller Shutter Loading Door
- Heating and Lighting Throughout
- Quality Offices Provided
- 8 Allocated Parking Bays





### Location

The Unit is situated on the popular Phoenix Park Industrial Estate which is located only 1 mile from J19 of the M62 which leads to the M60 and wider North West Motorway network. Access to the unit is via Green Lane which links to Middleton Road and the M62.

This prime location allows rapid, easy access to the entire North West region and the TransPennine motorway network. It puts every major population centre from London to Edinburgh within a four-hour drive and 20 million people within two hours. Nearby occupiers include AO.com, Howdens and Heywood Plumbase.

### Description

The property comprises a modern detached warehouse/ industrial unit constructed in 2000 by way of a traditional steel portal frame under an insulated pitched roof. The unit provides an eaves height of approx 6m (7.7m to the apex) with a concrete floor throughout. The unit is heated via a gas warm air blower and lit with a combination of new LED and Sodium box units. Loading is via an electrically operated roller shutter door (4.5m wide x 4.5m height) which leads to the large shared service yard area.

There are additionally ground floor offices which provide reception and WCs/kitchen areas. All mains services are provided including a 3 phase power supply. The facility also benefits from a CCTV and security alarm system.

### Accommodation

The premises have been measured on a Gross Internal Area basis as follows:

ACCOMMODATION	SQ.FT.	SQ.M.
Ground Floor (Warehouse)	3,514	326.5
Ground Floor Office	1,245	115.5
First Floor	1,245	115.5
<b>TOTAL</b>	<b>6,004</b>	<b>557.77</b>

### Parking

Externally the unit benefits from 8 allocated parking bays.

### EPC

The building has an energy performance rating of D.

### Method of Sale

By Auction on 16/10/24.

### Guide Price

£635,000.

### Business Rates

The current rateable value of the property is £29,250 providing a rates payment of £14,976 per annum.

### Legal Costs

Each party will bear their own costs.

### Tenure

The property is held on a long lease dated 1990 for a period of 124 years. There are 91 years un-expired.

A ground rent of £2,000 per annum is payable which includes external landscaping and grounds maintenance.

### Viewing & Further Information

If you would like to view this property or would like further information, please contact the joint Agents:

Auction House North West on **0161 830 7477** to arrange a viewing.

### Julie Bickerdike

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### Julien Kenny-Levick

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