



FOR SALE

PENNINE BUSINESS PARK, PILSWORTH ROAD, HEYWOOD. OL10 2TL

Detached Modern lofty industrial / potential warehouse unit with quality offices
12,223 ft² - (1,135.5 m²) approx (Plus Mezzanine Roof Storage 898 ft² - 83.4 m²)

- Unique opportunity to purchase
- Small Private Secure Gated Site
- Lofty Workshop (approx 9.2m to eaves) with large roller shutter access
- Quality Ground, First and Second Floor Offices
- Approx 1 mile from junction 19 of the M62 & junction 3 of the M66 motorways



VIEWING: BY APPOINTMENT THROUGH AGENT
ASKING PRICE: OFFERS INVITED ON £650,000

Barton Kendal, Commercial & Industrial Chartered Surveyors, Valuers & Estate Agents

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PENNINE BUSINESS PARK, PILSWORTH ROAD, HEYWOOD. OL10 2TL

SITUATION

Pennine Business Park is situated on Pilsworth Road, which is adjacent to Heywood Distribution Park. The property is in a good position at the head of the Business Park approx 1 mile from junction 19 of the M62 & junction 3 of the M66 motorways on a modern secure gated site.

DESCRIPTION

The property comprises a modern steel portal frame workshop unit with an approximate height to eaves of 9.2 metres and large roller shutter access door. Within the warehouse is mezzanine roof storage, works office, canteen and WC facilities along with a gas fired warm air heating system and 3 Phase electric.

** There is also a 10 Tonne Crane and a 2 Tonne Crane that may be included subject to negotiation.*

The Unit benefits from quality attached offices over 3 levels, with gas heating.

At ground floor there is a reception area, large open plan office with kitchen and WC facilities.

The first floor comprises four offices and WC and Shower facilities. An air conditioned board room / meeting room is on the second floor overlooking the warehouse.

Externally the property benefits from good car parking and loading area.

FLOOR AREA

The property provides the following approximate gross internal floor areas

Ground Floor

Workshop - including works office, and ancillaries -

8,670 ft² - 805.5m²

Mezzanine Loft Storage - 898 ft² - 83.4m²

Offices -

Ground Floor - 1,479 ft² - 137.4m² approx

First Floor- 1,479 ft² - 137.4m² approx

Second Floor - 594 ft² - 55.2m² approx

TERMS

The property is offered for sale . We have been advised that the property is held long leasehold. All interested parties should confirm the tenure via their legal representative.

VAT -

All the above figures are exclusive of but may be subject to VAT.

USE

The property is currently used as a workshop with offices. It may be suitable for other uses including warehouse distribution subject to any necessary planning permission.

All interested parties are to satisfy themselves as to their intended use with the local Planning Authority.

PRICE - Offers invited on £650,000

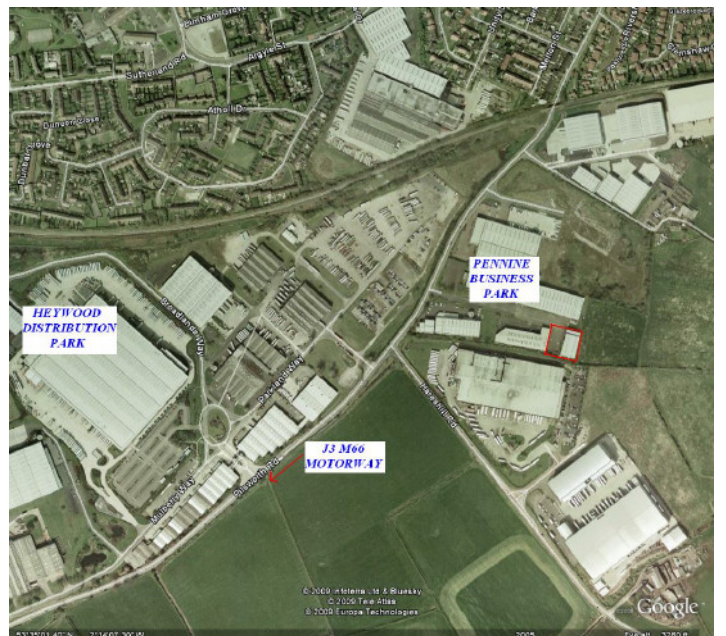
RATING

According to the Rating Office the property is currently assessed for rates as follows:

Rateable Value - £57,500

This should be confirmed by direct enquiry with the local Rating Authority.

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS [BARTON KENDAL](#) - 0845 22 600 44 - contact Steve Barton or Marc Wright



All interested parties should confirm to their satisfaction the boundary positions shown in red on the plan

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Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Energy Performance Certificate

Non-Domestic Building



Tuthill Vacuum & Blower Systems
Pillsworth Road, Pennine Business Park
HEYWOOD
OL10 2TL

Certificate Reference Number:
0802-2866-3030-6900-5103

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

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 43

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): 1194
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

31 If newly built

63 If typical of the existing stock

