

To Let

Modern, Detached  
High Quality  
Office/Production/  
Warehouse  
Facility

 **FUSION**

WATERFOLD BUSINESS PARK, JUNCTION 2,  
M66 MOTORWAY, BURY, LANCASHIRE



128,500 sq ft Approx

With expansion up to a possible 180,000 sq ft (subject to planning)



# Modern, Detached High Quality Office/Production/ Warehouse Facility



The premises comprise a modern detached self-contained site immediately adjacent to the National Motorway Network. The accommodation is arranged as follows:-

## Offices

Constructed over 3 floors providing ground floor reception, canteen and a mixture of open plan and private offices on ground floor, with mainly open plan offices to the first and second floor.

## Warehouse

The warehouse links with the ground floor of the office accommodation and provides a single storey modern high bay warehouse.

The premises have the benefit of circa 400 car parking spaces and have the ability, subject to planning consent, to be extended by a further circa 50,000 sq ft of accommodation.









# Specification

## Offices

- Large open plan floor plates
- Full access raised floors
- Suspended ceilings with integrated recessed lighting
- Fully air conditioned
- Carpeted throughout
- 2 passenger lifts
- Large fitted canteen area
- Male, female and disable W/C's to all floors
- 400 car parking spaces

## Warehouse

- 13.4 metre eaves
- 5 dock level loading doors and 3 drive in loading doors
- Fully sprinklered
- Secure surfaced yard
- Sodium lighting

## Terms

The building is available as a whole on leasehold terms to be agreed. Alternatively, clients will give consideration to a sub-division of the two principal constituent parts ie: the office element and the single storey warehouse. Further details on application to the agent.

Furthermore, the building is capable of being extended and an extension can be incorporated into proposals to an occupier.

## EPC

The facility has EPC ratings for both the office element and warehouse. These are available upon request.







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## Accommodation



	Sq Ft	Sq M
Warehouse	52,278	4,857
Second Floor Offices	25,531	2,372
First Floor Offices	25,531	2,372
Ground Floor Offices	25,152	2,336
<b>Total</b>	<b>128,492</b>	<b>11,937</b>



