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:-

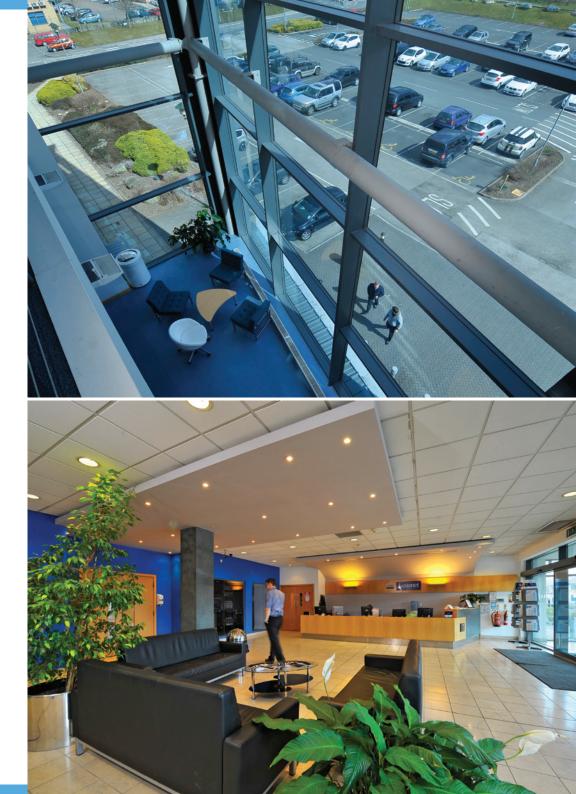
Offices

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.

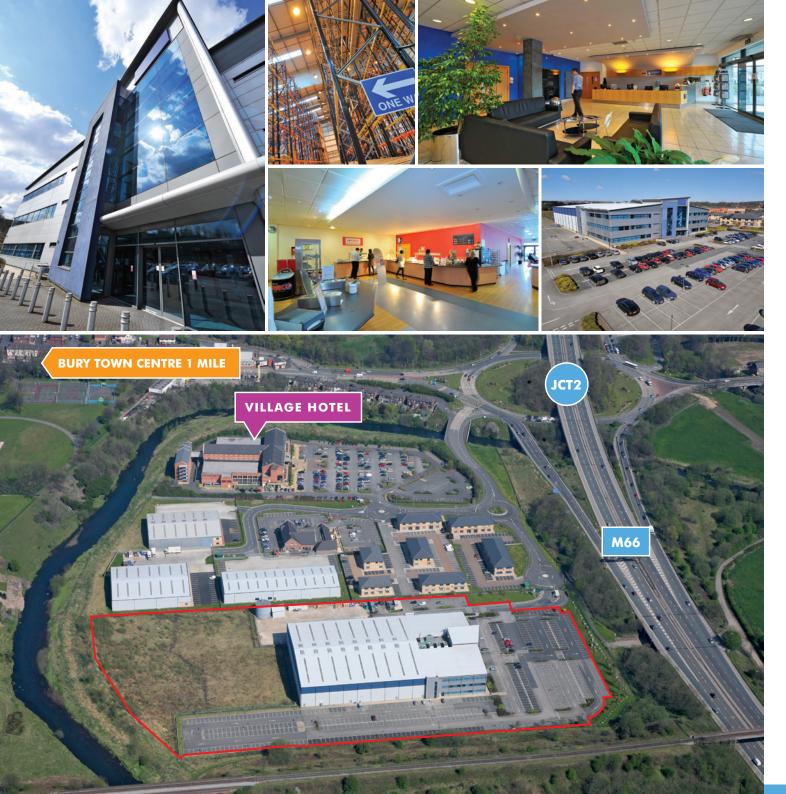
Warehouse

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
Total	128,492	11,937



Location

Fusion is located at Waterfold Business Park in a highly prominent position fronting the M66 motorway and, situated immediately adjacent to Junction 2, provides immediate access to the rest of the national motorway network.

Drive times are as follows:-

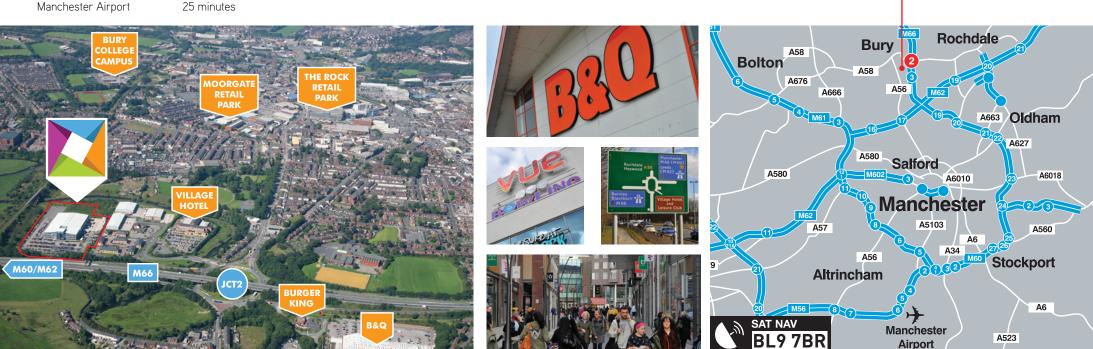
Bury Town Centre M62 Motorway Manchester City Centre Manchester Airport 2 minutes

5 minutes

20 minutes



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Further Information

For further information or should you wish to arrange a viewing, contact

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