



## Appendix 6

### Commercial Market Research

Search Criteria: Commercial Properties To Let within 5 miles

Source: Rightmove

| Address                                                                                       | Type                   | Sq. ft.         | Rental<br>£ pcm |
|-----------------------------------------------------------------------------------------------|------------------------|-----------------|-----------------|
| Unit 9, Lowercroft Business Park, Bury. BL8                                                   | Distribution Warehouse | 3,700           | 3,000.00        |
| Tonge Bridge Workshops, Tonge Bridge Way, Bolton                                              | Light Industrial       | 810             | 510.00          |
| Unit 4, Windley Works, Wolsey Street, Manchester, M26                                         | Light Industrial       | 870             | 800.00          |
| Unit 19, Pilsworth Industrial Estate, Pilsworth Road, Bury, BL9                               | Light Industrial       | 1,450           | 1,208.00        |
| Unit 2, Lowercroft Business Park, Lowercroft Road, Bury, BL8                                  | Light Industrial       | 1,500           | 997.00          |
| Unit 3, 4 Eton Hill Business Park, Eton Hill Road, Radcliffe, M26                             | Light Industrial       | 1,700           | 1,833.00        |
| Unit 1, 2 Eton Hill Business Park, Eton Hill Road, Radcliffe, M26                             | Light Industrial       | 1,700           | 1,833.00        |
| Eton Business Park, Eton Hill Road, North West, M26                                           | Light Industrial       | 1,700 to 3,450  | From 1,750.00   |
| Unit 5, Windley Works, Wolsey Street, Manchester, M26                                         | Light Industrial       | 2,100           | 800.00          |
| Unit A5, Axis Point, Hareshill Business Park, Hilltop Road, Heywood, OL10                     | Light Industrial       | 2,557           | 2,083.00        |
| Unit 2, Windley Works, Wolsey Street, Manchester, M26                                         | Light Industrial       | 2,750           | 1,500.00        |
| Unit 4, Block A, Adix Point, Heywood, OL10                                                    | Light Industrial       | 2,833           | POA             |
| Paradise Works, Paradise Street, Ramsbottom, BL0                                              | Light Industrial       | 2,906           | 1,250.00        |
| Unit 2, Irwell Works, Lwere Woodhill Road, Bury, BL8                                          | Light Industrial       | 3,000 to 12,069 | POA             |
| Chamberhall Business Park, Harvard Road, Bury, BL9                                            | Light Industrial       | 3,056 to 7,360  | POA             |
| Unit 1, Connect 56 Business Hub, Manchester Road, Bury, BL9                                   | Light Industrial       | 3,072           | 2,500.00        |
| Unit 9, Lowercroft Business Park, Bury, BL8                                                   | Distribution Warehouse | 3,700           | 3,000.00        |
| Unit 3, Windley Works, Wolsey Street, Manchester, M26                                         | Storage                | 4,000           | 1,200.00        |
| Unit 7, Junction 19 Industrial Park, Heywood, OL10                                            | Light Industrial       | 4,467           | POA             |
| Unit 6A, Bridge Trading Estate, Bolton Road, Bury                                             | Light Industrial       | 4,867           | 3,083.00        |
| P1 Units Bay 3, Heywood Distribution Park, Parklands, Heywood, OL10                           | Light Industrial       | 4,950           | 3,713.00        |
| Unit P1 (3), Heywood Distribution Park, Heywood, OL10                                         | Warehouse              | 4,950           | POA             |
| York Street, Bury, BL9                                                                        | Light Industrial       | 5,000           | 2,500.00        |
| Unit 21, Cuba Industrial Estate, Bolton Road North, Stubbins, Ramsbottom, BL0                 | Light Industrial       | 5,200           | 42,000.00       |
| Unit 5, Bridge Trading Estate, Bolton Road, Bury                                              | Light Industrial       | 5,236           | 3,500.00        |
| Units 1, 2 & 3, Tonge Fold Mill, Clegg Street, Bolton, BL2                                    | Light Industrial       | 6,374 to 6,451  | From 3,542.00   |
| Unit 4, Bridge Trading Estate, Bolton Road, Bury                                              | Light Industrial       | 5,236           | 3,500.00        |
| Unit 1, Windley Works, Wolsey Street, Manchester, M26                                         | Distribution Warehouse | 5,500           | 2,500.00        |
| B12 Unit G, Heywood Distribution Park, Parklands, Heywood                                     | Light Industrial       | 5,000           | 4,750.00        |
| Bolton Street, Bury                                                                           | Light Industrial       | 5,700           | 3,333.00        |
| B12 (G), Heywood Distribution Park, Parklands, Heywood                                        | Light Industrial       | 5,700           | POA             |
| Unit 10, Connect 56 Business Hug, Manchester Road, Bury                                       | Light Industrial       | 5,853           | 3,170.00        |
| Yard Space, Bealey Industrial Estate, Dumars Lane, Radcliffe                                  | Light Industrial       | 6,000           | 1,250.00        |
| Unit 9, Bealey Industrial Estate, Dumars Lane, Radcliffe                                      | Light Industrial       | 6,760           | 3,333.00        |
| Sunnybank Mill, Cams Lane, Radcliffe, M26                                                     | Light Industrial       | 10,000          | 4,167.00        |
| Unit 2, Irwell Works, Lower Woodhill Road, Bury                                               | Light Industrial       | 12,069          | 8,000.00        |
| Land, Eton Business Park, Manchester, M26                                                     | Storage                | 12,378          | 2,500.00        |
| Unit 2, Park 17 Industrial Estate, Moss Lane, Park Seventeen, Whitefield, M45                 | Light Industrial       | 13,429          | POA             |
| Mill Hill, Mill Street, Bolton, BL2                                                           | Storage                | 14,375          | POA             |
| Unit 4, Broadfield Distribution Park, Broadfield Business Park, Pilsworth Road, Heywood, OL10 | Light Industrial       | 15,752          | POA             |



| Address                                                                                       | Type                   | Sq. ft.               | Rental<br>£ pcm |
|-----------------------------------------------------------------------------------------------|------------------------|-----------------------|-----------------|
| Windley Works, Wolsey Sreet, Manchester, M26                                                  | Light Industrial       | 20,000                | 8,333.00        |
| Mutual Street, Aspinall Street, Heywood, OL10                                                 | Storage                | 25,000 to<br>75,000   | POA             |
| Mutual Street, Heywood, OL10                                                                  | Warehouse              | 25,979 to<br>51,958   | From<br>9742.00 |
| B7 Heywood Distribution Park, Heywood, OL10                                                   | Light Industrial       | 32,545                | POA             |
| Open Storage Land, Rhodes Business Park, Middleton, M24                                       | Storage                | 32,670                | POA             |
| H-Park, Queen Elizabeth II Way, Heywood, OL10                                                 | Industrial Park        | 38,255 to<br>688,287  | POA             |
| Bay 1 / Bay 2A, Unit P2, Heywood Distribution Park, Pilsworth Road, Heywood, OL10             | Light Industrial       | 39,950                | POA             |
| B10, Broadlands, Heywood, OL10                                                                | Light Industrial       | 41,633                | POA             |
| Unit 8, Broadfield Distribution Park, Broadfield Business Park, Pilsworth Road, Heywood, OL20 | Light Industrial       | 42,206                | 28,137.00       |
| Unit C, Birch Business Park, Whittle Lane, Heywood, OL10                                      | Industrial Park        | 43,417                | POA             |
| H3, Heywood Distribution Park, Heywood                                                        | Light Industrial       | 60,957 to<br>93,330   | POA             |
| H-62, H Park, Heywood, OL10                                                                   | Warehouse              | 61,850                | POA             |
| Unit B, Birch Business Park, Whittle Lane, Heywood, OL10                                      | Industrial Park        | 87,762                | POA             |
| T92, Pilsworth Road, Heywood, OL10                                                            | Light Industrial       | 91,726                | 51,596.00       |
| Link 95, Heywood, OL10                                                                        | Distribution Warehouse | 95,039                | POA             |
| H3 & H4, Heywood, OL10                                                                        | Light Industrial       | 10,000 to<br>627,000  | POA             |
| B9, Heywood Distribution Park, Heywood, OL10                                                  | Warehouse              | 101,375               | POA             |
| Unit B9, Heywood Distribution Park, Manchester, OL10                                          | Light Industrial       | 105,033               | POA             |
| H-127, H Park, Heywood, OL10                                                                  | Warehouse              | 126,594               | POA             |
| H4, Heywood Distribution Park, Heywood, OL10                                                  | Light Industrial       | 150,030 to<br>627,710 | POA             |
| Sambro International, Dumers Lane, Bury, BL9                                                  | Light Industrial       | 184,422               | POA             |
| H-346, H Park, Hareshill Road, Heywood, OL10                                                  | Warehouse              | 346,013               | POA             |
| H-350, H-Park, Hareshill Road, Heywood, OL10                                                  | Industrial Park        | 350,021               | POA             |
| H-450, H Park, Hareshill Road, Heywood, OL10                                                  | Warehouse              | 450,243               | POA             |
| H-688, H Park, Queen Elizabeth II Way, Heywood, OL10                                          | Industrial Park        | 688,287               | POA             |
| Bridgefield Street, M26                                                                       | Warehouse              | 11,252                | 4,167.00        |
| Tonge Moor Road, Bolton, BL2                                                                  | Storage                | 450                   | 400.00          |

More detailed information regarding the above on the following link:

<https://www.rightmove.co.uk/commercial-property-to-let/find.html?locationIdentifier=STATION%5E17230&radius=5.0&sortType=14&propertyTypes=distribution-warehouse%2Cfactory%2Cheavy-industrial%2Cindustrial-park%2Clight-industrial%2Cshowroom%2Cstorage%2Ctrade-counter%2Cwarehouse&includeLetAgreed=false&mustHave=&dontShow=&furnishTypes=&areaSizeUnit=sqft&priceType=pcm&keywords=>