

Industrial

# UNITS G1 & G2 | LYNTOWN TRADING ESTATE

Old Wellington Road, Manchester, M30 9QG



## UNITS G1 & G2 | 21,362 SQ FT

### Industrial unit

The property is to be refurbished and will benefit from the following specification:- 6m eaves  
- Two Level Access Loading Doors- LED Lighting Throughout - Large yard with parking-  
Secure enclosed unit- Office and amenity Location Lyntown Trading Estate is situated in  
Eccles which is 2.5 miles west of Manchester City Centre. Junction 2 of the M602 Motorway  
is within 1 mile, providing good access to the wider motorway network.



Lease Type

New

### ✔ Unit Summary

- 24 Hour Access
- Electric Roller Shutter Door
- 2 level access loading doors
- Private Yard
- Car Parking
- Refurbished Unit

### £ Occupational Costs

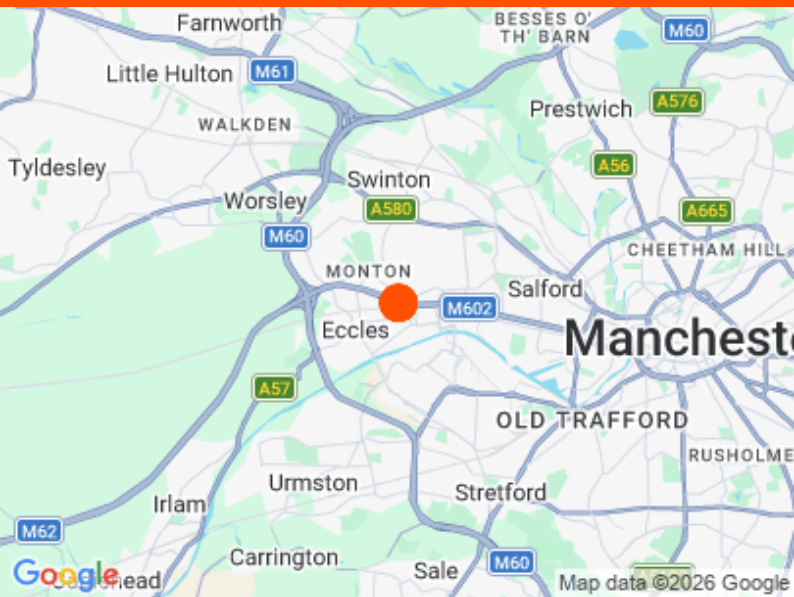
|                   | Per Annum          | Per Sq Ft     |
|-------------------|--------------------|---------------|
| Rent              | £190,700.00        | £8.93         |
| Rates             | £49,664.00         | £2.32         |
| Service Charge    | £3,586.82          | £0.17         |
| Insurance         | £4,272.40          | £0.20         |
| <b>Total Cost</b> | <b>£259,589.80</b> | <b>£12.15</b> |

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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## Location

Lyntown trading estate is close proximity to Eccles which is 2.5 miles to the West of Manchester city centre within the inner boundary of the M60 orbital motorway. Junction 2 of the M602 is within 1 mile and this provides good accessibility to the North West motorway network.



Road  
J2 M602: 1 mile



Airport  
Manchester: 12 miles



Rail  
Eccles: 2 miles

## Additional Information

|                |                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------|
| Planning Class | General Industrial                                                                                 |
| Lease Summary  | The unit is available on flexible terms. Please speak to a member of our team for more information |
| Viewings       | Contact us now to arrange a viewing.                                                               |
| Legal Costs    | Each party will be responsible for their own legal costs incurred.                                 |
| EPC            | C (70)                                                                                             |

## Key Contact



**Taegie Jefford**  
Senior Asset Manager

"Taegie is a Senior Asset Manager based in the North."



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