



markwarburton  
CHARTERED SURVEYORS

ID 100-141

## TO LET

SECURE STORAGE / WORKSHOP UNIT

1,516 SQ. FT / 141 SQ. M



UNIT 12 ENTERPRISE TRADING ESTATE,  
LEES STREET, GORTON,  
MANCHESTER, M18 8QU

## PROPERTY LOCATION

Enterprise Trading Estate is located on Lees Street which runs directly off Ashton Old Road and approx. 3 miles north of Manchester.

The estate is well established with local businesses.

### UNIT 12 ENTERPRISE TRADING ESTATE

Amazon Locker - cayley

Gorton (GTO)

Turbo Auto Services

RMV's Mot Centre

Sprayaway

Marek Banas,  
MB Motor Group

GORTON TRAIN STATION

LEES STREET

CONSTABLE STREET





- Midway between Manchester and Ashton-under-Lyne
- Established industrial estate
- Nearby A635 Ashton Old Road and A57 Hyde Road

A single storey middle of terrace storage/workshop unit with a front facing roller shutter door (3.1m wide by 2.6 m high).

Providing open clear work/storage space with a working height of 5.33m.



## SERVICES

Mains 3 phase electricity, water, drainage, and alarm connections.

Electricity is billed through the management company on meter.

## RATES

Rateable Value £9,900

## LEASE TERMS

New lease on terms to be agreed at an initial rent of £12,000/annum.

An annual service charge of £660 covering site management and repairs to the common areas is payable and buildings insurance of £380 as of last years premium.

## ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations interested parties will be required to provide identification documents and source of funds.

## FLOOR AREA

The property extends to a gross internal floor area of 1,516 sq. ft.

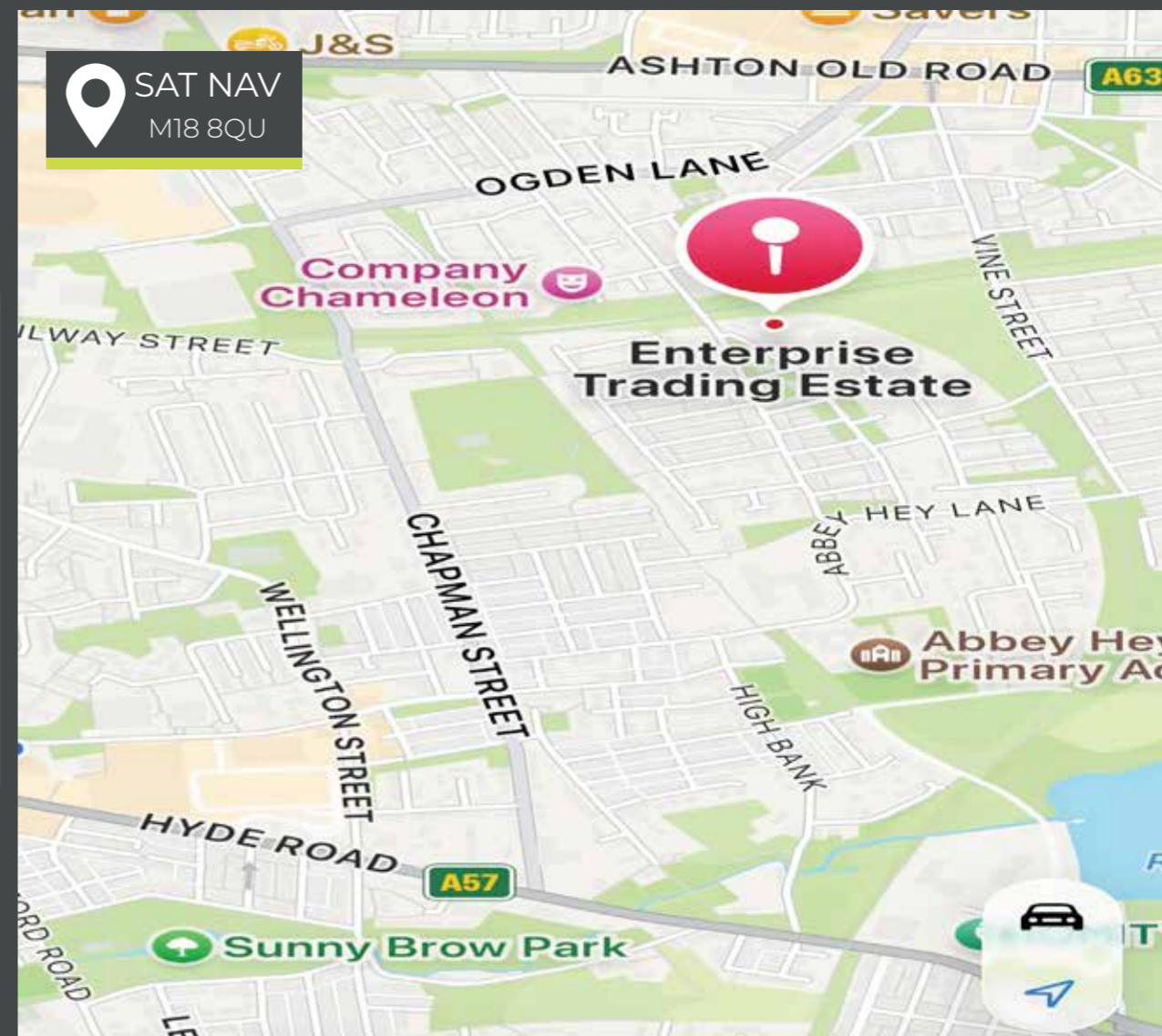
### VIEWING:

By prior appointment

Mark Warburton  
Chartered Surveyors

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