

Images coming soon

Industrial

UNIT A4 | LYNTOWN TRADING ESTATE

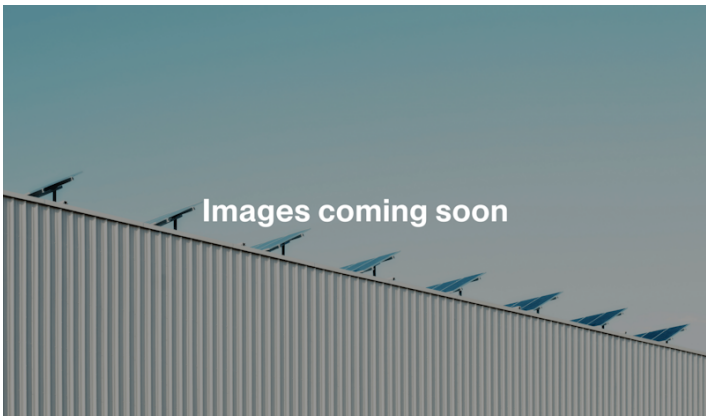
Old Wellington Road, Manchester, M30 9QG

UNIT A4 | 5,361 SQ FT

Industrial unit with Office

Recently refurbished, this unit comes with dedicated car parking and 4.8+m eaves height. Some units with secure yards, Integral office accommodation, 3 phase electricity, 1 mile from J2 M602

Lease Type **New**



Unit Summary

- Office Accommodation
- 3 Phase Power
- Electric Roller Shutter Door
- Close to Transport
- Car Parking
- Starter Unit

Occupational Costs

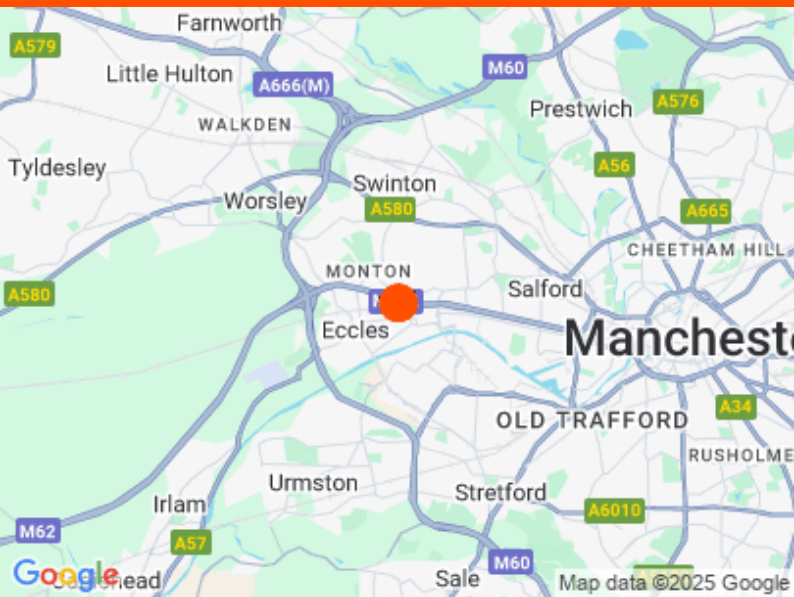
	Per Annum	Per Sq Ft
Rent	£50,929.50	£9.50
Rates	£14,595.75	£2.72
Maintenance Charge	Not specified	Not specified
Insurance	£1,072.20	£0.20
Total Cost	£66,597.45	£12.42

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (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
J2 M602: 1 mile

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	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (53)



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Key Contact



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"Please drop Natalie a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"



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For more info please visit: unit.info/U4P0400222

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