

# To Let

# Sixteen.

## Detached Industrial Unit



### Unit S, Highfield Road Industrial Estate, Little Hulton, Salford, M38 9ST

- Established industrial location
- Fully fenced and gated site
- Large yard area
- Approx. 1 mile to Junction 4 M61
- Heating and lighting throughout

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**17,570 sq ft**  
(1,632.30 sq m)

For viewings or further information  
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## Unit S, Highfield Road Industrial Estate, Little Hulton, Salford, M38 9ST

### Location

The unit is situated on Highfield Road Industrial Estate and is accessed via Manchester Road West (A6) which provides direct access to Junction 4 of the M61 which is approximately 1 mile to the north west of the unit.

### Description

The property comprises a detached warehouse unit set on a self-contained secure site. The unit is of a steel portal frame construction with a combination of brick and profile metal clad elevation under a pitched profile metal clad roof with 10% roof lights. The warehouse benefits from lighting via LED lights and heating via ceiling mounted gas warm air blowers. The warehouse has an eaves height of 5.05m and is accessed via 3 drive in roller shutter doors of different dimensions (4.22m w x 3.79m h / 2.18m w x 3.93m h / 3.65m w x 4.46m h)

The office accommodation is located along part of the front elevation of the unit and comprises a combination of cellular offices and a reception area and includes canteen and WC's. Externally there is a large yard area and parking to the front of the unit. The site is fully fenced and gated.

### Accommodation

The property has the following approximate gross internal areas:

	SQ FT	SQ M
Warehouse	15,095	1,402.35
Offices	2,475	229.95
<b>Total</b>	<b>17,570</b>	<b>1,632.30</b>

The site area is 0.89 acres (0.36ha)

### Business Rates

We understand the property has a rateable value of £51,500.

### EPC

The property has an EPC rating of C (59). Certification available upon request.

### Terms

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

### Rental

Available on application

### VAT

All figures quoted are exclusive of VAT, but may be liable for VAT at the prevailing rate

### Legal Costs

Each party to bear their own legal costs.

