



Ramfort Ltd  
Tornado



Unit 1b Invar Road, Manchester, M27 9HF

£3,333 Per Month

5729.00 sq ft



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Details

Amco Commercial Ltd are delighted to offer this modern, detached warehouse of steel portal frame construction available for rent in January 2025.

The property consists of a warehouse measuring 4,605 sqft with eaves height of 5.34m, and 1,124 sqft of office space spread over two floors, plus a concrete surfaced yard with parking for approximately 18 cars. The unit has a large loading bay with an electric roller shutter.

The unit is situated in Wardley Industrial Estate, which is an established industrial estate in West Manchester, in the Swinton area.

The property benefits from great travel links including being only a few minutes from the M60 Motorway.

The property is available by way of a new full repairing and insuring lease.

EPC rating for the property is D (83)

## Viewing

Please contact us on 0161 773 3978 if you wish to arrange a viewing appointment for this property or require further information.

