

## **UNIT 1, LINNYSHAW INDUSTRIAL ESTATE, MOSS LANE, WORSLEY, GREATER MANCHESTER, M28 3LX**



**4,697 Sq Ft (436.37 Sq M)**

- **WAREHOUSE / INDUSTRIAL UNIT**
- **AMPLE CAR PARKING**
- **EXCELLENT ACCESS TO THE A580 EAST LANCS ROAD**



## LOCATION

The A580 East Lancs Road is approximately one mile from the Estate, which in turn offers quick and easy access to the M60, M61 and M62 Motorways.

## DESCRIPTION

Unit 1 is an end of terrace industrial unit, the premises is a mainly open plan warehouse with the benefit of two internal offices and separate kitchen.

Access is via a roller shutter door, the estate is fully fenced with lockable secure gates. Car parking to the front of the unit.

## ACCOMMODATION

	Sq.ft	Sq.m
<b>Total Area</b>	<b>4,697</b>	<b>436.37</b>

(Measurements to be confirmed)

## SERVICES

The premises benefits from all main services including 3 phase electric supply, with the exception of gas.

None of the service have been tested.

## LEGAL FEES

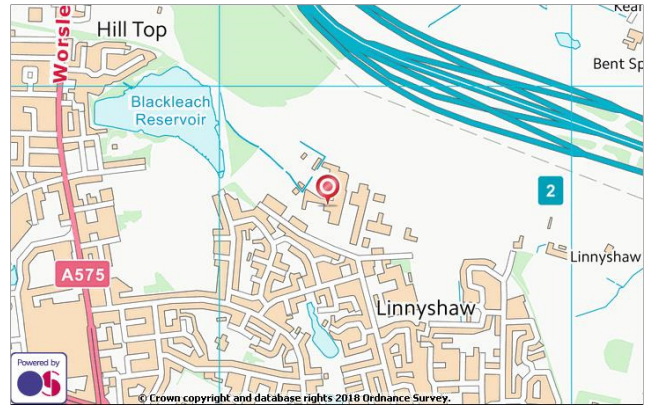
Each party to be responsible for their own legal fees.

## RENT

£22,780 Per Annum

## TERM

Subject to a minimum terms of three years.



## VAT

Rents and prices where quoted, are exclusive of, but may be liable to VAT at the prevailing rate.

## RATES

The unit has a rateable value of £12,750 per annum.

## EPC

An Energy Performance Certificate has been prepared, and can be made available on request.

## VIEWING

Strictly by the joint agent:

Nolan Redshaw

Contact: Jonathan Pickles

Email: [jonathan@nolanredshaw.co.uk](mailto:jonathan@nolanredshaw.co.uk)

Tel: 0161 763 0825

Sanderson Weatherall

Contact: Tom Kirk

Email: [tom.kirk@sw.co.uk](mailto:tom.kirk@sw.co.uk)

Tel: 0161 259 7027

## ANTI-MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



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