

TO LET

**ATKIN STREET, WORSLEY,
GREATER MANCHESTER, M28 3DG**



WORKSHOP / WAREHOUSE

12,098 Sq Ft 33,118 Sq Ft

(1,124.26 - 3,077.14 Sq M)

- **THREE BAY UNIT CLOSE TO A580**
- **LARGE POWER SUPPLY**
- **FIRST YEARS RENTAL £1.50 PER SQ.FT**



0161 763 0828



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[@NolanRedshaw](https://twitter.com/NolanRedshaw)

LOCATION

The property has frontages to Sandwich and Atkin Street. Sandwich Street runs up to the A6 Manchester Road and Atkins Street runs off Walkden Road. The site is immediately North of Walkden Railway Station and is within easy reach of the A580 East Lancashire Road and also Junction 4 of the M60 and Junction 1 of the M61, Walkden Town Centre is within 300 metres walk.

DESCRIPTION

The property comprises of a three bay steel portal framed workshop/warehouse building, with an asbestos cement roof cladded and 10% roof lights

The loading is a mix of drive and tailgate.

ACCOMMODATION

	Sq ft	Sq m
Bay 1 & 2	21,020	1,952.88
Bay 3	12,098	1,124.26
Total Area	33,118	3,077.14

(Measurements to be confirmed)

TENURE

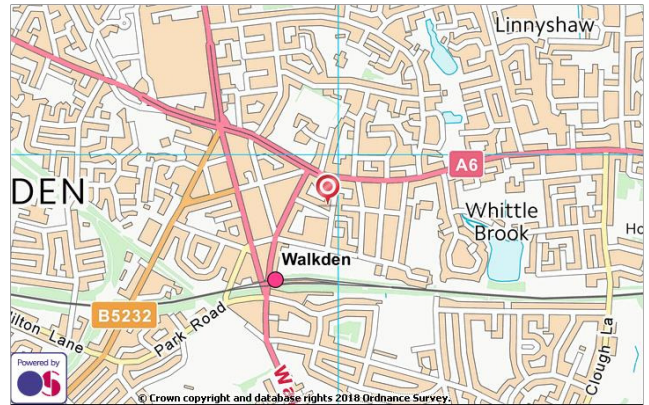
The property is available by way of a full repairing and insuring lease for a term to be negotiated

RENTAL

Year 1 £1.50 per Sq.ft
£3.50 Per Sq.ft, per annum thereafter

LEGAL FEES

Each party to be responsible for their own legal fees.



VAT

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

EPC

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

VIEWING

Strictly by arrangement with Nolan Redshaw:

Contact: Paul Nolan
Email: paul@nolanredshaw.co.uk
TEL: 0161 763 0822

Contact: Jonathan Pickles
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