

**TO LET**



## **Modern Single Storey Industrial Unit** **1,200 Sq Ft**

**Unit 5 Springfield Business Centre**  
**Springfield Lane**  
**Salford**  
**Manchester M3 7JS**

- Located on the periphery of Manchester City Centre
- Just off Trinity Way
- Available from June 2019



## Location

Springfield Business Centre is located on the west side of Springfield Lane just off Trinity Way (A6042) within close proximity to Manchester City Centre. Trinity Way forms part of Manchester City Centre's inner ring road and provides easy access to all arterial routes running out of Manchester. The property is in close proximity to the MEN Arena and Manchester Victoria Railway Station.

## General Description

The property comprises a modern single storey industrial unit of steel portal frame construction with brick/blockwork base walls and metal profile sheet cladding above and to the rear which is insulated. The unit has a full height up and over loading door, sodium lighting and three phase power supply. There is a small office and WC facility. The eaves height is approximately 3.5 meters.

## Accommodation

As measured on a gross internal basis in accordance with the RICS Code of Measuring Practice the areas are as follows:

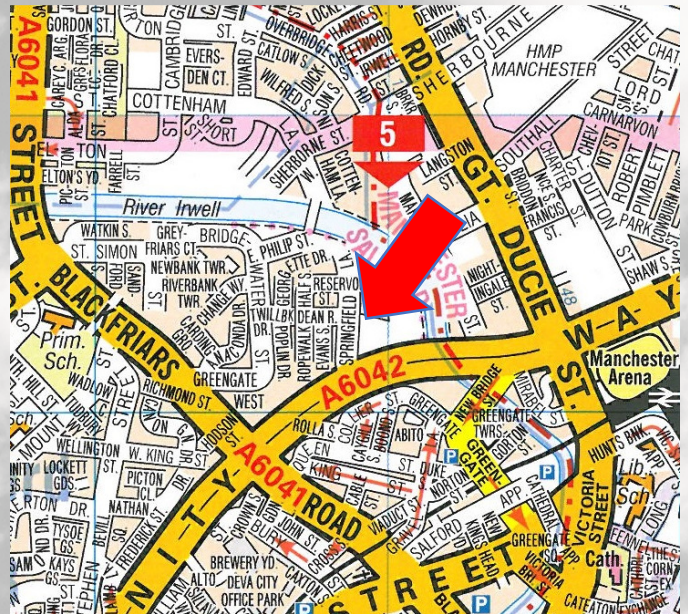
Ground Floor	111.97 m <sup>2</sup> (1,205 ft <sup>2</sup> )
Mezzanine	16.41 m <sup>2</sup> ( 177 ft <sup>2</sup> )
<b>Total</b>	<b>128.38 m<sup>2</sup> (1,382 ft<sup>2</sup>)</b>

## Lease

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed at an initial rent of £12,000 per annum.

## Business Rates

The property is assessed for rating purposes at RV £7,400. The rates payable are £3,552 per annum (2015/16 - 0.48p/£).



## EPC

A copy of the EPC is available on request.

## VAT

VAT is applicable.

## Viewing

By appointment with the sole agents:

**WT Gunson for the attention of Neale Sayle**

**(email [neale.sayle@wtgunson.co.uk](mailto:neale.sayle@wtgunson.co.uk))**

Date of Preparation: 10/4/19