

TO LET



WAREHOUSE UNIT & YARD

141.27m² (1,521 sq ft)

Holloway Drive
(Winncanton Site)
Wardley Industrial Estate
Worsley
Manchester M28 2LA

- Popular Wardley Industrial Estate location
- Less than 1 mile from Junctions 14/15 M60 Motorway
- Additional offices (577 sq ft) available if required at rear of unit

LOCATION

The property is situated on the south side of Holloway Drive on the Winncantan Site within Wardley Industrial Estate. Junction 14 of the M60 motorway is less than a mile south west via East Lancashire Road (A580). Manchester City Centre is approx. 7 miles to the east.

GENERAL DESCRIPTION

The property comprises a warehouse/workshop premises with brick elevations beneath a flat steel sheet roof. The unit has an eaves height of circa 5.5m and electric roller shutter loading door access. In addition, there is a good sized yard/parking area to the front of the unit.

In addition, if required, to the rear of the unit there is a separately accessed office area which comprises an open plan room and two smaller meeting rooms.

ACCOMMODATION

Workshop/Warehouse 141.27m² (1,521 sq ft)

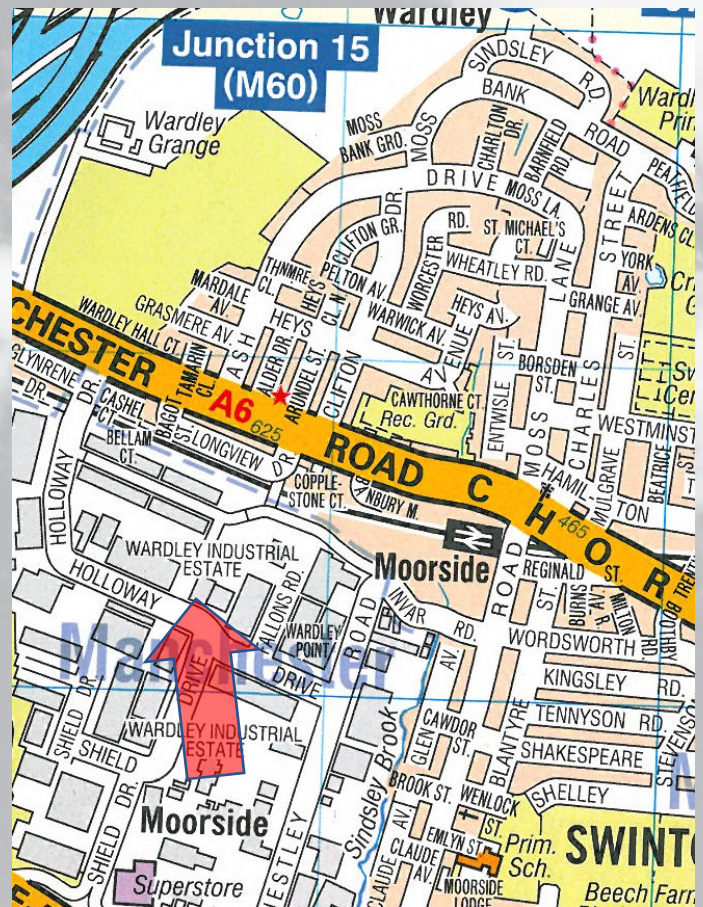
Separate Offices 53.59m² (577 sq ft)
(if required)

LEASE

The workshop/warehouse and yard are available by way of a new fully repairing and insuring lease for a term of years to be agreed at an initial rent of £12,500 per annum. If required, the offices are available at an additional amount of £3,500 per annum.

BUSINESS RATES

To be confirmed. The property will likely qualify for small business rates exemption. Further enquiries should be made direct with the Local Authority.



EPC

A copy of the EPC is available upon request.

VAT

All figures quoted are exclusive of but may be liable to VAT.

VIEWINGS

By appointment with the sole agents W T Gunson for the attention of:

Neale Sayle (Neale.sayle@wtgunson.co.uk)
Or
Nick Barnes (nick.barnes@wtgunson.co.uk)

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