

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

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LOCATION

The property is situated on the south side of Holloway Drive on the Winncanton 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)

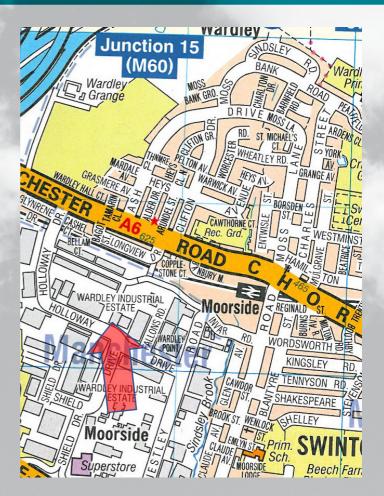
Separate Offices	53.59m ² (577 sq ft)
(if required)	

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 (<u>Neale.sayle@wtgunson.co.uk</u>) Or Nick Barnes (nick.barnes@wtgunson.co.uk)

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Date of Preparation Nov 2019



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