

TO LET

Self contained lockup units

Sixteen.



Building 304
World Freight Terminal
Manchester Airport
M90 5UJ

- Self contained lockup units
- Min clear working height 5m
- Lighting
- Electrically operated loading door
- Excellent access to M56

Units available from
520 sq ft (448.31 sq m)

For viewings or further information
please contact:

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Building 304, World Freight Terminal Manchester Airport, M90 5UJ

Location

The World Freight Terminal is one of the best located industrial / logistics estates in the North West, it is situated to the west of the main Manchester Airport site and is adjacent to Junction 6 of the M56. The M56 provides direct access to Manchester City Centre which is approximately 9 miles to the North, and to the M60 and M6 which are approximately 4.5 miles to the North and 8.5 miles to the West respectively.

Description

The property comprises a detached unit of steel portal frame construction with a profile metal clad roof, which has been sub-divided to create a number of self-contained lockup units.

Each unit benefits from

- 5m clear working height
- Electric operated roller shutter door
- Lighting
- Personnel door
- Shared loading area

Accommodation

The units have the following approximate gross internal areas:

	SQ FT	SQ M
Unit 1	LET	
Unit 2	LET	
Unit 3	520	48.31
Unit 4	536	49.75
Unit 5 & 6	1,060	98.48
Unit 7, 8 & 10*	1,472	136.79
Unit 9	547	50.85

- Unit 7, 8 & 10 includes 138 sq ft (12.83 sq m) of additional mezzanine storage

Terms

The units are available by way of a new lease on terms to be agreed.

Rental

Available upon application

Business Rates

The units have the following Rateable Values:

- Unit 1 - £5,600
- Unit 2 - £5,600
- Unit 3 - £5,500
- Unit 4 - £5,600
- Unit 5 & 6 - £11,000
- Unit 7, 8 & 10 - TBC
- Unit 9 - £5,700

EPC

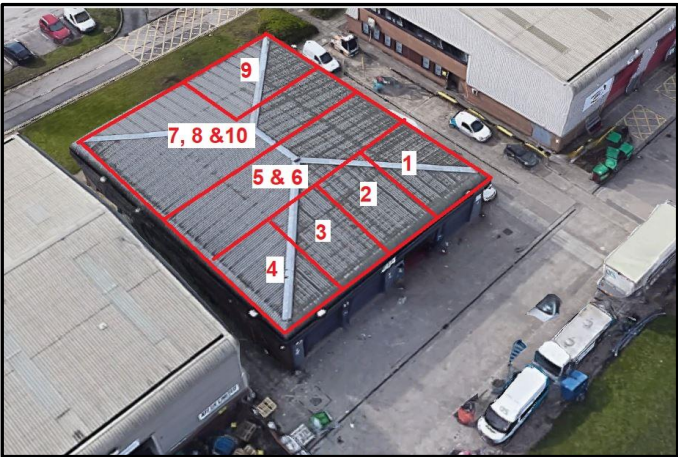
The units have an EPC rating of D (91). Certification available upon request.

VAT

All figures quoted are exclusive of VAT, but may be liable for VAT at the prevailing rate

Legal Costs

Each party to bear their own legal costs.



Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed

Misrepresentation Act

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