

TO LET

Modern warehouse / industrial units

Sixteen.



**Unit H1 & H2 and Unit H3
Lyntown Trading Estate,
Lynwell Road,
Eccles, M30 9QG**

- 2 adjoining units available individually or as a whole
- Large secure shared yard of c.1/2 acre
- Heating and lighting
- Within 1 mile of Jct 2 M602

8,156 sq ft – 24,755 sq ft

For viewings or further information
please contact:

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Unit H1 & H2 and Unit H3, Lyntown Trading Estate, Eccles, M30 9QG

Location

The units are situated on Lynwell Road which forms part of the well established Lyntown Trading Estate. The estate is accessed off the A57 Liverpool Road and has excellent access to the M602, M60 and M62 motorways, with Junction 2 of the M602 within one mile of the units. Manchester City Centre is 2.5 miles to the east..

Description

The property comprises two interlinking terraced units of steel portal frame construction with a combination of brick and profile cladding elevations under a pitched roof with 5.8m eaves.

Unit H3 is a mid terraced unit which benefits from a new roof. There is lighting via new modern high bay lighting and heating via a floor mounted gas warm air blower. Along the front elevation are two storey offices with the first-floor offices extending across the front of Unit H4.

Unit H1 & H2 is an end terrace double unit which is accessed via one concertina drive in door and two drive in roller shutter doors. The warehouse benefits from heating via ceiling mounted gas warm air blowers and lighting via sodium lighting. Along the front elevation is two storey office accommodation which is a combination of open plan and cellular in layout and incorporates WC's and a canteen / mess room facility.

Both units are self contained however an opening has been created in the party wall within the warehouse area in order to interlink the units.

Externally there is a large secure yard of approximately 0.5 acres that services both units which is fenced and gated.

Business Rates

The units have the following Rateable Values:

- Unit H1 & H2 - £60,000
- Unit H3 - £29,000

Terms

The units are currently let on two separate leases which expire in July 2025. The units are available by way of a sub-lease or assignment of the existing unexpired lease term. Alternatively, the landlord may give consideration to a new lease on a longer-term basis.

Accommodation

The unit have the following gross internal areas:

Unit H1 & H2	SQ FT	SQ M
Warehouse	14,490	1,346.16
Ground Floor Offices	1,179	109.53
First Floor Offices	930	86.41
Total	16,599	1,542.10

Unit H3	SQ FT	SQ M
Warehouse	6,773	629.23
Ground Floor Offices	452	41.99
First Floor Offices	925	85.96
Total	8,156	757.18

Grand Total	24,755	2,299.28
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Rental

Available upon application.

EPC

The units have the following EPC ratings:

- Unit H1 & H2 – D (82)
- Unit H3 – D (84)

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.