

**TO LET**



## **Warehouse Premises**

From 2,452 sq ft to 6,380 sq ft

Units J & K  
Modewheel Road Industrial Estate  
Modewheel Road South  
Salford M50 1DG

- Close to M602 motorway
- Established industrial location

**0161 833 9797** [www.wtgunson.co.uk](http://www.wtgunson.co.uk)

## LOCATION

The units are located on Modewheel Industrial Estate at the end of Modewheel Road South in Salford, Greater Manchester. Junction 3 of the M602 motorway is approx. 1 mile north east. Salford Quays is approx. ½ mile to the south. Manchester City Centre is approx. 3 miles to the east.

## DESCRIPTION

The property comprises two warehouse units which are currently interconnected but can easily be separated again to provide two self contained units. The units have brick elevations with pitched steel sheet roofing and an eaves height of approx. 5m.

## ACCOMMODATION

The property has been measured on a gross internal basis in accordance with the RICS Property Measurement 1<sup>st</sup> Edition the areas are as follows:

Unit J	3,928 sq ft
Unit K	2,452 sq ft
<b>Total</b>	<b>6,380 sq ft</b>

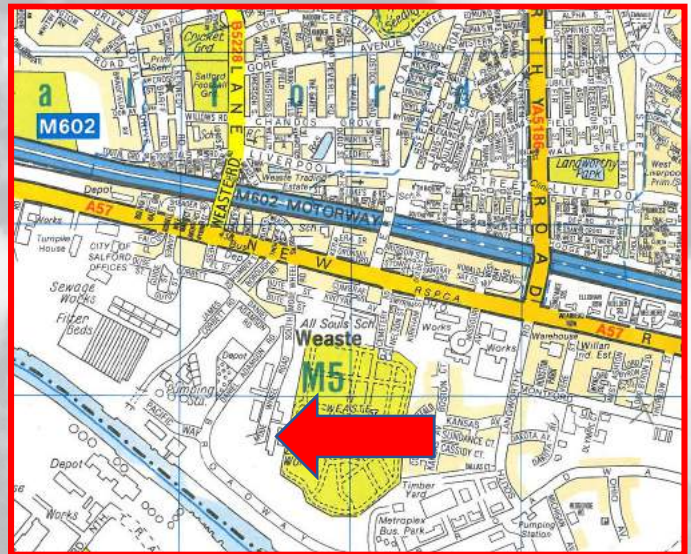
## LEASE

The units are available by way of a new fully repairing and insuring lease for a term of years to be agreed at initial rents as follows:-

Unit J	£13,750 per annum
Unit K	£10,250 per annum
<b>Combined</b>	<b>£24,000 per annum</b>

## SERVICE CHARGE

A service charge will be levied for maintenance of the common parts of the estate.



## BUSINESS RATES

Rateable Value £13,750. Please note small businesses will likely qualify for small business rates relief or possible small business rates exemption. Further enquiries should be made direct with the Local Authority.

## EPC

A copy of the EPC is available on request.

## VAT

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

## VIEWING

By appointment with the sole agent:-

**W T Gunson for the attention of:**

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

**Or**

**Sam Beckett** ([sam.beckett@wtgunson.co.uk](mailto:sam.beckett@wtgunson.co.uk))

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