

TO LET



Modern Warehouse Unit

Approx. 439m² (4,725ft²) plus mezzanine

Unit 11
Springfield Business Centre
Springfield Lane
Salford
Manchester M3 7JQ

- Located on the periphery of Manchester City Centre
- Just off Trinity Way

0161 833 9797 www.wtgunson.co.uk

LOCATION

Springfield Business Centre is located on the west side of Springfield Lane just off Trinity Way (A6042) within close proximity to Manchester City Centre. Trinity Way forms part of Manchester City Centre's inner ring road and provides easy access to all arterial routes running out of Manchester. The property is in close proximity to the MEN Arena and Manchester Victoria Railway Station.

GENERAL DESCRIPTION

The property comprises a modern warehouse unit of steel portal frame construction with part brick/blockwork elevations and part steel sheet cladding beneath a pitched profile steel sheet roof. Internally the accommodation comprises predominantly open plan warehouse space with additional mezzanine floor storage. The unit also has a small office, w.c. and kitchen facilities. The unit has an eaves height of 5.2m and 6.6m to the apex. The unit has roller shutter loading access.

ACCOMMODATION

As measured on a gross internal basis in accordance with the RICS Property Measurement 1st Edition. The areas are as follows:-

Ground Floor	439m ²	(4,725ft ²)
Mezzanine	291.53m ²	(3,138ft ²)
Total	730.53m ²	(7,863ft ²)

LEASE

The accommodation is available by way of a new fully repairing and insuring lease for a term of years to be agreed at an initial rent of £30,000 per annum.

BUSINESS RATES

The property has a Rateable Value of £22,500. Rates payable £11,092.50 per annum (2018/19 - 49.3p/£).



SERVICE CHARGE

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

EPC

A copy of the EPC is available upon request.

VAT

VAT is applicable.

VIEWING

By appointment with the sole agent:-

W T Gunson - for the attention of:

Neale Sayle
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or
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