/INDURENT



Industrial

UNITS G1 & G2 | LYNTOWN TRADING ESTATE

Old Wellington Road, Manchester, M30 9QG

UNITS G1 & G2 | 21,362 SQ FT

Industrial unit

The property is to be refurbished and will benefit from the following specification:- 6m eaves – Two Level Access Loading Doors- LED Lighting Throughout – Large yard with parking- Secure enclosed unit- Office and amenity Location Lyntown Trading Estate is situated in Eccles which is 2.5 miles west of Manchester City Centre. Junction 2 of the M602 Motorway is within 1 mile, providing good access to the wider motorway network.

Lease Type	New



Unit Summary

- 24 Hour Access
- Electric Roller Shutter Door
- 2 Level Access Loading Doors
- Private Yard
- Car Parking
- Refurbished Unit

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£225,000.00	£10.53
Rates	£57,120.00	£2.67
Service Charge	£3,720.10	£0.17
Insurance	£4,272.40	£0.20
Total Cost	£301,345.80	£14.11

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

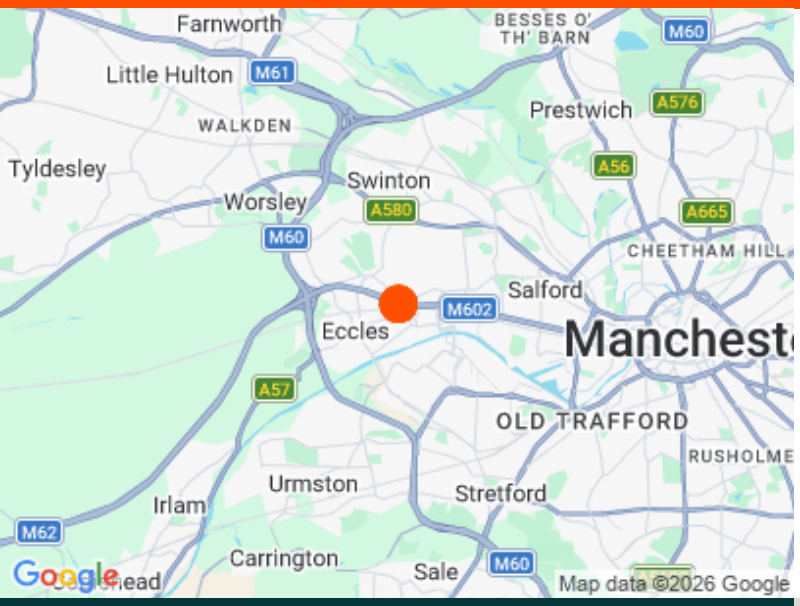
For more info please visit: unit.info/U4P0400237

+44(0) 808 169 7554

Industrial

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Old Wellington Road, Manchester, M30 9QG



Location

Lyntown trading estate is close proximity to Eccles which is 2.5 miles to the West of Manchester city centre within the inner boundary of the M60 orbital motorway. Junction 2 of the M602 is within 1 mile and this provides good accessibility to the North West motorway network.

Road
J2 M602: 1 mile

Airport
Manchester: 12 miles

Rail
Eccles: 2 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (70)

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Key Contact



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