



Detached 4,383 sq ft warehouse with additional 0.4 acres of open storage land.

- Superb opportunity to acquire a refurbished industrial unit with a large external yard, situated in a strategic industrial area.
- Additional open storage land can also be made available upon request.

TO LET / MAY SELL

Thomas Street

Stretford, Manchester, M32 0JT

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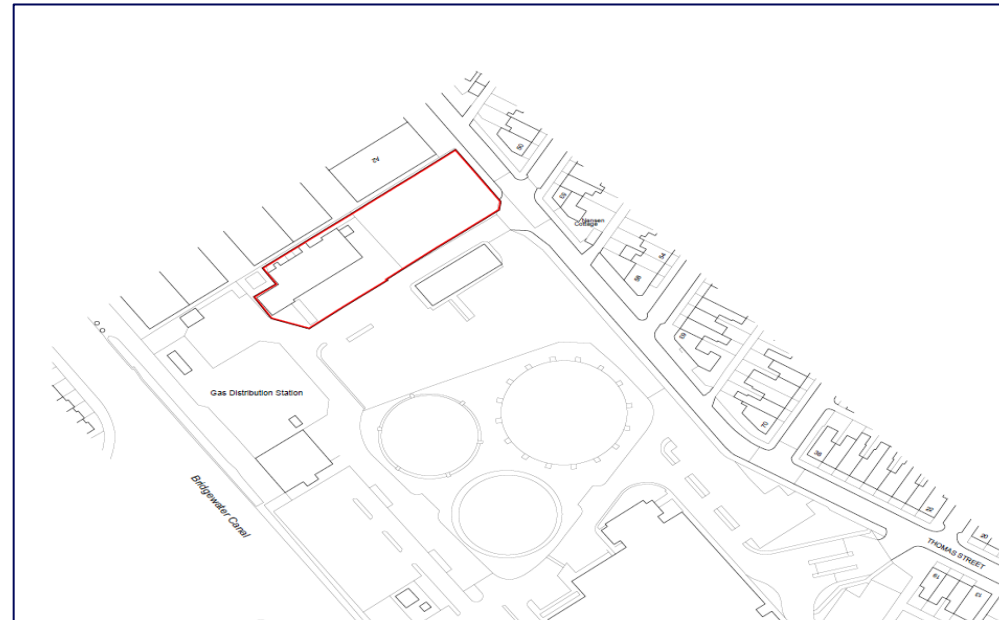


Description

The property comprises a self-contained detached unit of steel portal frame construction with ancillary office accommodation, which includes WC's and kitchen facilities. Externally, the property benefits from a good loading area and additional land available.

Location

The unit is well situated just off the A56, which sits 2 miles to the Southwest of Manchester city centre. The site also benefits from good connectivity, with direct access via Chester Road (A56) to Junction 7 of the M60 Motorway, which links to the national motorway network.



Areas

Industrial/warehouse unit	4,383 Sq. Ft
External Storage Area	0.40 acres (additional available)

The areas detailed are approximate areas.*

Terms

The property is available by way of a new full repairing and insuring lease.

EPC

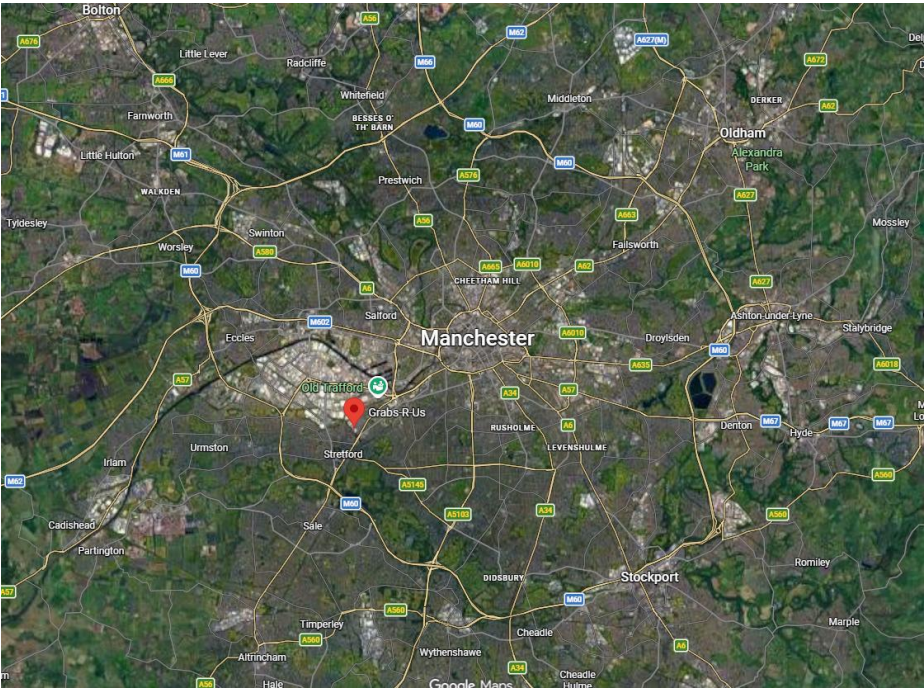
The subject property has an Energy Performance Rating of C-69. Certificate available upon request.

Planning

The site has consent for general B8 use. The hours of operation are permitted to 7am -7pm Monday to Saturday.

Terms

The site is available freehold or leasehold.





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Surveyor

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