

9,565 sq ft



6



TO LET

UNIT 6 – Southern
Industrial Estate, Walkden,
M28 3QN

9,565 sq ft unit which has recently
refurbished and available for
immediate occupation

Description

The property is situated at the end of a terrace of 5 industrial units that benefit from a large shared external yard area. The building is of steel portal frame construction with part brick/clad elevations. The property benefits from a solid concrete floor throughout the warehouse, lighting throughout and drive in level loading. A new office and kitchenette have also been installed.

The unit has undergone a full refurbishment and is ready for occupation immediately.

Location

The property is located to the south of Southern Street, off Worsley Road North/Bolton Road (A575), approximately one mile north (0.6km) of Walkden town centre and with immediate access to the junction 3 spur road of the M61 motorway via the A5082

Accommodation

Unit 6	Sq Ft	Sq M
Warehouse	9,565	888.60

Terms

Price on application

Rent

£7.75 per sq ft

Rateable value

We are advised by the Valuation Office Agency that the premises are assessed for rating purposes at £30,750. Interested parties should enquire with the Local Authority for further information.

Service charge

£0.35 per sq ft

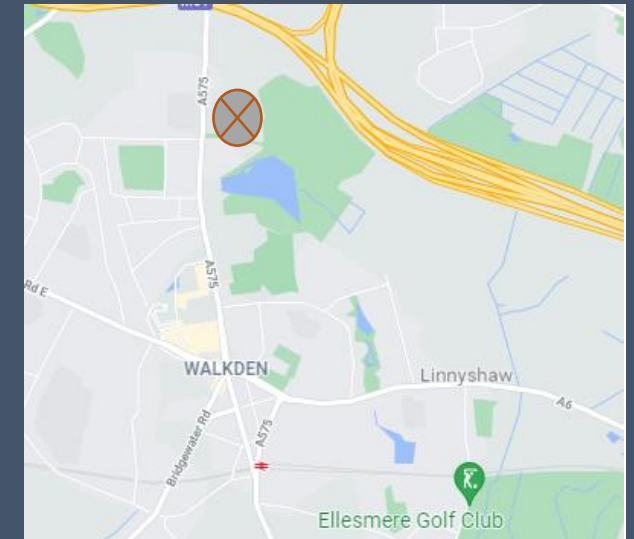
EPC

Upon application

For more information please contact:

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