

TO LET

SHORT TERM OPEN STORAGE YARD c0.8 ACRES

For Identification Purposes Only



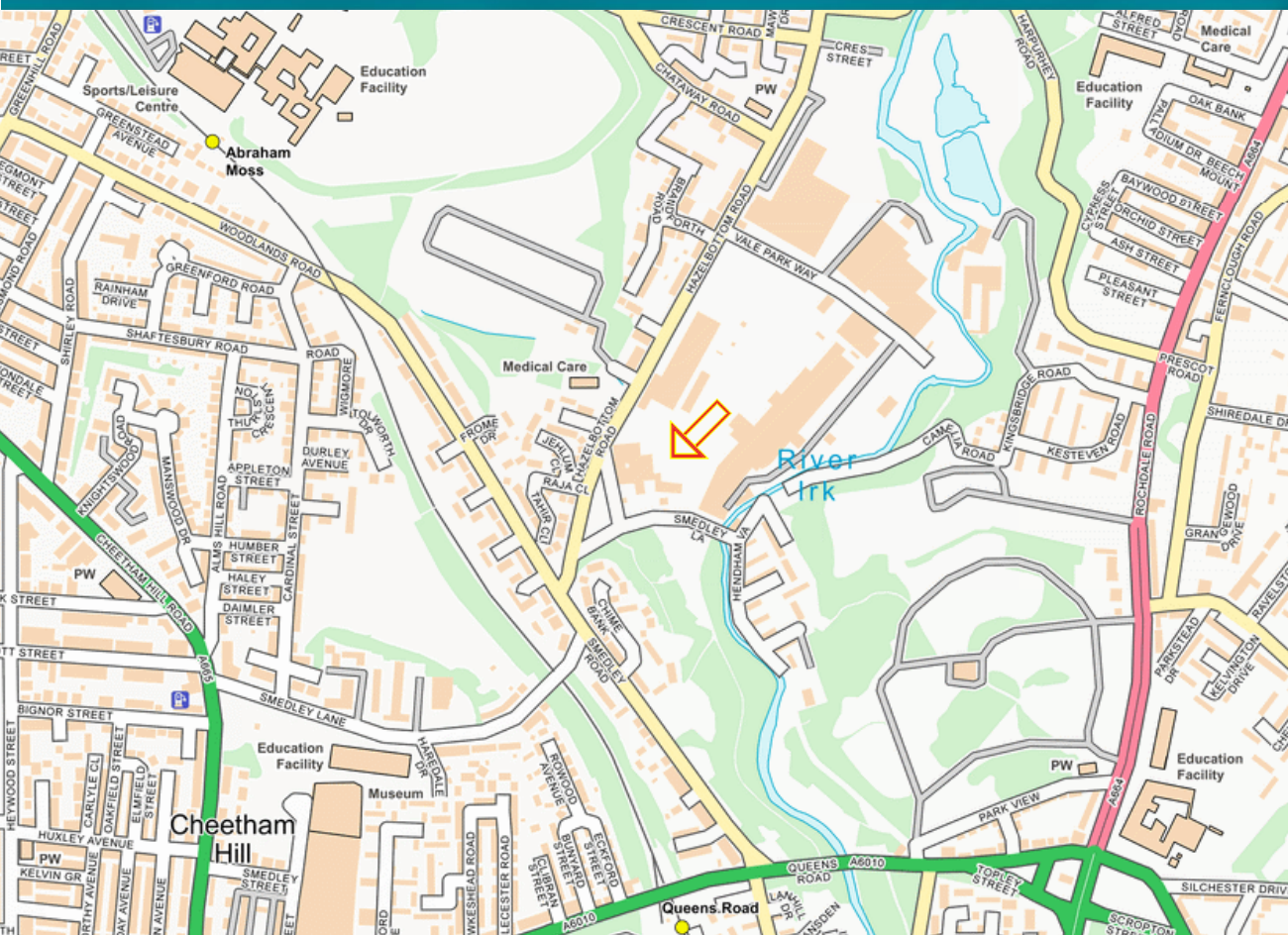
SUMMARY

- Secure Site
- Open Storage Land
- 24/7 Access
- Rent: £56,000 per annum

YARD AT HENDHAM VALE INDUSTRIAL PARK, VALE PARK WAY, CRUMPSALL, MANCHESTER M8 0AD

0161 833 9797 www.wtgunson.co.uk

Suite 3.2, 3rd Floor
55 King Street, Manchester M2 4LQ
Email: agency@wtgunson.co.uk



LOCATION

The property is located in the lower Crumpsall area in North Manchester approximately 2 miles from the City Centre.

Situated on the established Hendham Vale industrial Park close to Cheetham Hill and with good access to the M60 motorway.

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DESCRIPTION

The site comprises 0.8 acres hard surfaced open storage space. The plot does not have any existing services such as electric, water and drainage. The property is located within a secure site industrial estate.

RENT

£56,000 per annum.

LEASE TERMS

Available by way of a sublease for a period expiring 31/5/2027.

BUSINESS RATES

Occupiers will be responsible for paying business rates directly to the local authority.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

SERVICE CHARGE

A service charge is payable in respect of the upkeep of the common parts.

ANTI MONEY LAUNDERING

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

VIEWINGS

Strictly by appointment with the joint agents:

WT GUNSON

Neale Sayle

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