

**TO LET / MAY SELL**  
**29,687 SQ FT (2,758.08 SQ M)**  
**on a site area of 1.4 acres**

**dh** **DAVIES HARRISON**  
REAL ESTATE  
**0161 236 9999**  
[www.daviesharrison.com](http://www.daviesharrison.com)

- Excellent accommodation
- Self-contained site
- Good sized secured yard and car parking
- Close to Junctions 3 & 4 of the M61 and Junction 14 of the M60 Motorways



Image Landsat / Copernicus

**UNIT 6, SMITHFOLD LANE, OFF MANCHESTER ROAD EAST (A6),  
LITTLE HULTON, WORSLEY, MANCHESTER, M28 0GP**  
**SELF-CONTAINED INDUSTRIAL / WAREHOUSE BUILDING INCORPORATING GOOD QUALITY OFFICES**

## LOCATION

The property is located on Smithfold Lane, off Manchester Road East (A6) within Little Hulton, Worsley.

It lies approximately 2.5 miles from Junctions 3 and 4 of the M61 Motorway and Junction 14 of the M60 Motorway.

The property also lies within close proximity to the East Lancashire Road (A580) and Manchester City Centre.

## DESCRIPTION

The building comprises a self-contained single storey industrial / warehouse building incorporating good quality offices with the warehouse / industrial area being in three bays.

## SPECIFICATION

- Detached single storey industrial / warehouse building with a combination of corrugated sheet covering and PVC metal deck cladding
- Good quality high percentage office space
- LED lighting throughout the warehouse
- Heating throughout the warehouse
- Onsite substation
- Good sized yard and car parking
- Secure self-contained site

## ACCOMMODATION

The property has the following Gross Internal Area (GIA):

	Sq ft	Sq m
Main Warehouse	16,764	1,557.45
Smaller Warehouse	5,958	553.54
Offices / Welfare Accommodation	4,701	436.77
Canopy	980	91.04
External Storage	1,284	119.28
<b>Total</b>	<b>29,687</b>	<b>2,758.08</b>
Site Area	1.4 acres	0.566 ha

## EPC

A copy of the Energy Performance Certificate is available on request.

## SERVICES

We understand that all mains services are connected to the property including mains drainage.

## RATEABLE VALUE

The property is listed as "Factory and Premises" with a Rateable Value within the 2023 Rating List of £94,500.

We advise interested parties to make their own enquiries with the Local Rating Department.

## PLANNING

We advise interested parties should make their own enquiries of the local Planning Department and satisfy themselves that their proposed use is acceptable.

## TERMS

The property is available by way of a full repairing and insuring lease for a term to be agreed. Alternatively, a sale of the freehold interest in the site may be considered.

## RENTAL / PRICE

Upon application.

## VAT

All prices are quoted exclusive of, but may be liable to, VAT at the prevailing rate.

## LEGAL COSTS

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

## ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.

## FURTHER INFORMATION AND VIEWINGS

For further information, or to arrange a viewing, please contact:

### MAX SEED

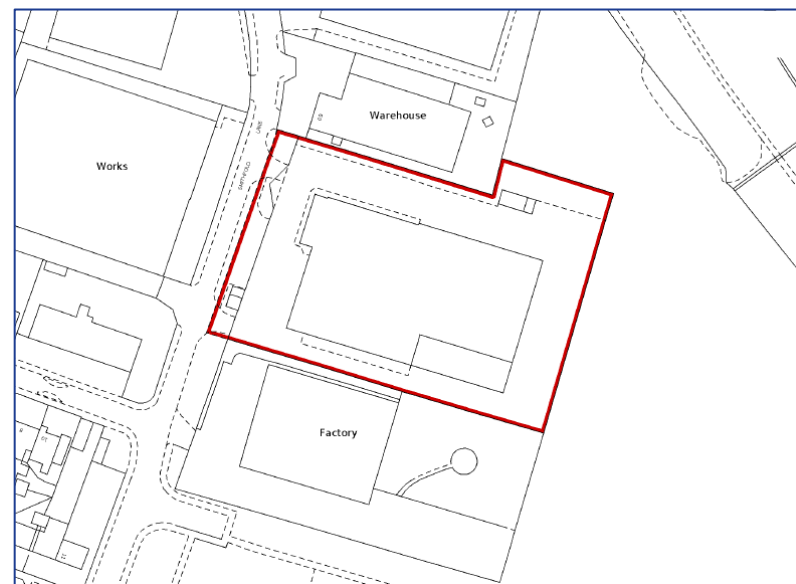
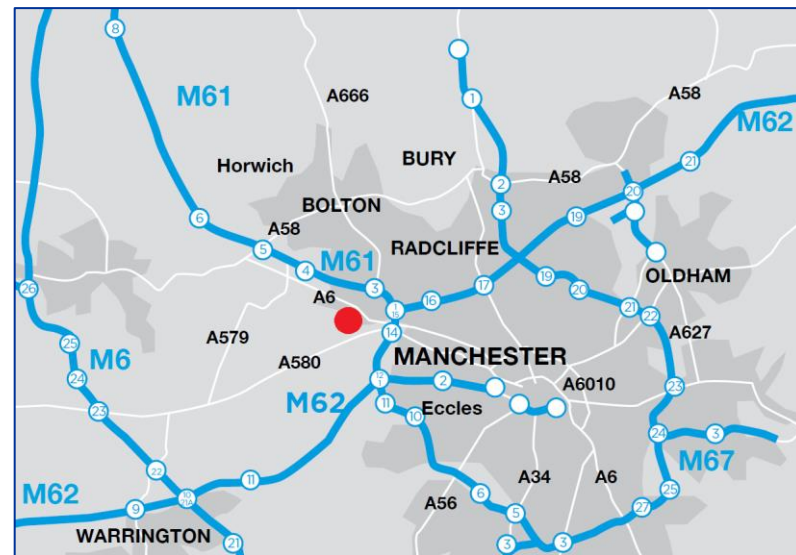
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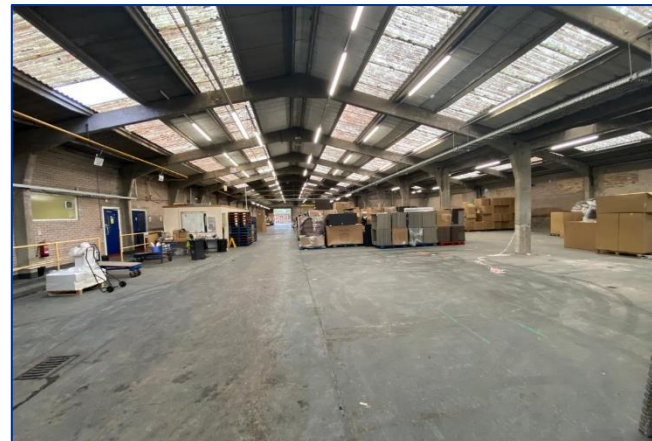
[max@daviesharrison.com](mailto:max@daviesharrison.com)

### RICK DAVIES

07831 658804

[rick@daviesharrison.com](mailto:rick@daviesharrison.com)





**IMPORTANT NOTICE**  
Davies Harrison for themselves and/or the Vendors or Lessors of this property whose agents they are, give notice that: (1) The particulars do not constitute any part of an offer or contract. (2) All statements contained in the particulars as to the property are made without responsibility on the parts of Davies Harrison or Vendors or Lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by investigation or otherwise as to the correctness to each of them. No person in the employment of Davies Harrison has any authority to make or give any representation or warranty whatever in relation to this property.  
Aerial photography provided via Google Earth.  
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