

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



- 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



**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
Total	29,687	2,758.08
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.

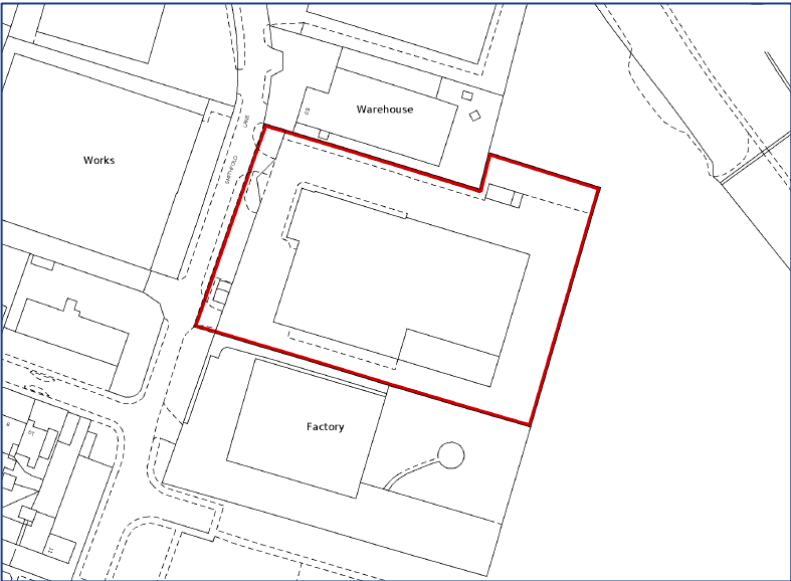
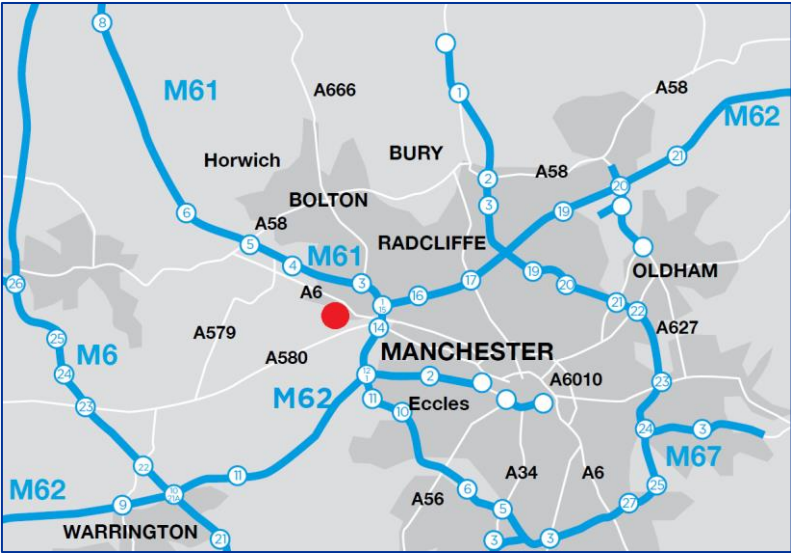
FURTHER INFORMATION AND VIEWINGS

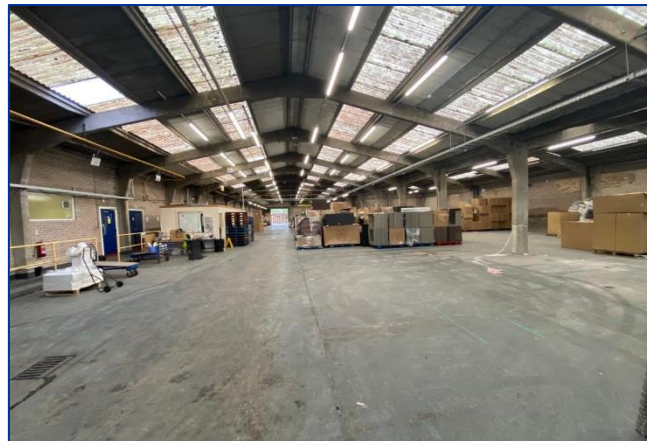
For further information, or to arrange a viewing, please contact:

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 Aerial photography provided via Google Earth.
 October 2023
 Updated May 2024

