



Unit A Highfield Road, Little Hulton, M38 9ST

Detached Light Industrial / Warehouse Unit With A Large Yard

Summary

Tenure	To Let
Available Size	4,660 sq ft / 432.93 sq m
Rent	Rent on application
Rates Payable	£12,636 per annum
Rateable Value	£29,250
EPC Rating	Upon enquiry

Key Points

- Established industrial location
- Fully fenced and gated site
- Large yard area
- Approx. 1 mile to Junction 4 M61

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Summary

Available Size	4,660 sq ft
Rent	Rent on application
Rates Payable	£12,636 per annum
Rateable Value	£29,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The unit is situated on Highfield Road Industrial Estate and is accessed via Manchester Road West (A6) which provides direct access to Junction 4 of the M61 which is approximately 1 mile to the north west of the unit.

Description

The property comprises a detached warehouse unit set on a self contained secure site. The unit is of a steel portal frame construction with a combination of brick and profile metal clad elevation under a pitched profile metal clad roof with 10% roof lights. The warehouse has an eaves height of 3.7m and is accessed via a drive in roller shutter door.

The office accommodation is located along part of the front elevation of the unit and includes canteen and WC's.

Externally there is a large yard area and parking to the front of the unit. The site is fully fenced and gated.

Accommodation

The accommodation comprises the following areas:

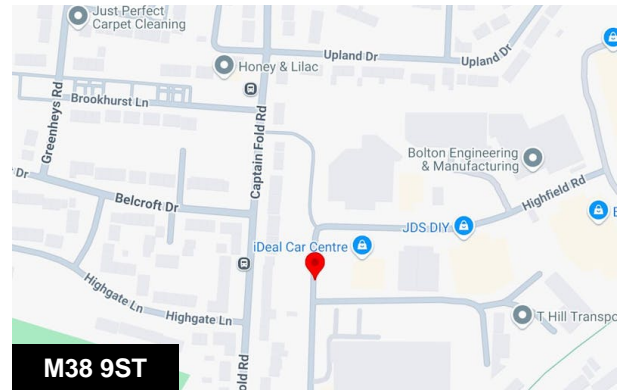
Name	sq ft	sq m
Ground - Warehouse	3,779	351.08
Ground - Offices	881	81.85
Total	4,660	432.93

Terms

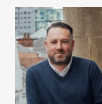
The property is available by way of a new full repairing and insuring lease on terms to be agreed.

Anti-Money Laundering

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the proposed tenant / purchaser, once a letting / sale has been agreed and prior to instructing solicitors.



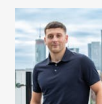
Viewing & Further Information



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Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

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