

# TO LET



Units 5 & 6 - Link 580, 188 Moorside Road, Swinton, Greater Manchester, M27 9LB

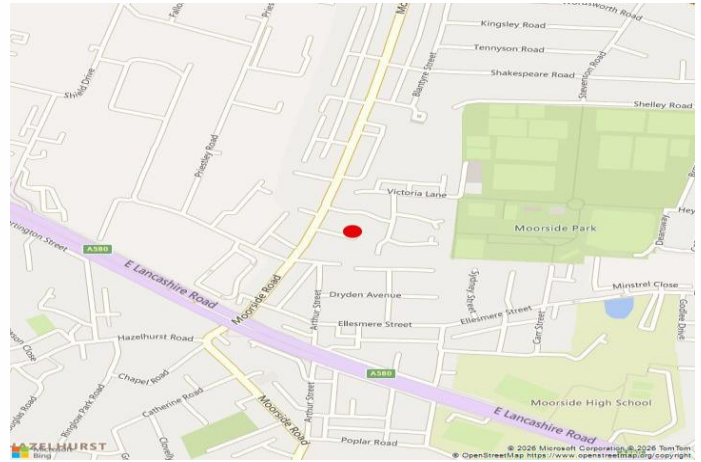
High Quality Modern Trade Counter/Industrial Premises

Unit 5 - 2,668 sq.ft.

Unit 6 - 2,280 sq.ft.

- Direct Access to A580 East Lancs Road
- 5 Miles from Manchester City Centre
- 1 Mile to Junction 14 M60 Motorway
- 5.2m to Eaves
- LED Lighting
- Roller Shutter Loading Access
- Offices Provided





### Location

The Properties are situated on the popular Link 580 estate off Moorside Road, Swinton. The estate provides direct access on to the A580 East Lancs Road which links into Manchester City Centre (5 miles distance).

The estate benefits from excellent motorway access within 1 mile of the M60 orbital and M61 interchange, as well as easy access to the nearby M62 and M56 and the wider motorway network. In addition, the A580 provides excellent direct access to both Manchester and Liverpool City Centres.

Link 580 is also located at the entrance to the established Wardley Industrial Estate which is one of Manchester's most well know industrial estates. Neighbouring occupiers include CEF and Wolseley.

### Description

The property comprises 2 separate modern high quality mid terrace industrial units constructed in the early 1990s. The units are constructed by way of a traditional steel portal frame under an insulated pitched roof incorporating approximately 10% roof lights. The buildings are clad in brick at lower level, with the balance to eaves being clad in profile metal panels. Fenestration throughout comprises double glazed aluminium framed windows.

The warehouse elements provide good quality accommodation which include LED lighting and a level concrete floor. Loading is via up and over loading doors leading to the shared yard/parking area. The warehouses have the benefit of an eaves height of 5.2m.

The premises benefit from ground floor offices providing good quality accommodation which is heated and lit throughout. Both male and female WC facilities are provided and the unit has a reception area for staff/customer access.

Externally, the units provide ample loading/parking areas in the shared yard which is accessed directly off Moorside Road.

### Accommodation

Unit 5 - 2,668 sq.ft.  
Unit 6 - 2,280 sq.ft.  
**TOTAL - 4,948 sq.ft.**

### Asking Rent

Unit 5 - £34,000 p.a. plus VAT.  
Unit 6 - £29,000 p.a. plus VAT.

### Business Rates

Rateable Value: £38,250 – (Both Units)  
They will need to be split.

**EPC** - Available upon request.

**VAT** - VAT is payable at the prevailing rate.

### Legal Costs

Each party will bear their own legal costs.



### Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

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