

Industrial

UNITS G1 & G2 | LYNTOWN TRADING ESTATE

Old Wellington Road, Manchester, M30 9QG

UNITS G1 & G2 | 21,362 SQ FT

Industrial unit

The property is to be refurbished and will benefit from the following specification:- 6m eaves
– Two Level Access Loading Doors- LED Lighting Throughout – Large yard with parking-
Secure enclosed unit- Office and amenity Location Lyntown Trading Estate is situated in
Eccles which is 2.5 miles west of Manchester City Centre. Junction 2 of the M602 Motorway
is within 1 mile, providing good access to the wider motorway network.

Lease Type

New



✓ Unit Summary

- 24 Hour Access
- Electric Roller Shutter Door
- 2 level access loading doors
- Private Yard
- Car Parking
- Refurbished Unit

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£190,700.00	£8.93
Rates	£49,664.00	£2.32
Service Charge	£3,586.82	£0.17
Insurance	£4,272.40	£0.20
Total Cost	£259,589.80	£12.15

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

➔ For more info please visit: unit.info/U4P0400237

+44(0) 808 169 7554

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Location

Lyntown trading estate is close proximity to Eccles which is 2.5 miles to the West of Manchester city centre within the inner boundary of the M60 orbital motorway. Junction 2 of the M60 is within 1 mile and this provides good accessibility to the North West motorway network.



Road
J2 M60: 1 mile



Airport
Manchester: 12 miles



Rail
Eccles: 2 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (70)

Key Contact



Taegie Jefford
Senior Asset Manager

"Taegie is a Senior Asset Manager based in the North."



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