

To Let



Site Benefits

- > Newly Refurbished
- > Rent free period
- > Flexible terms
- > Immediate access to Jct 4 M61
- > Secure yard with additional parking
- > Modern steel portal frame
- > 3.6m minimum internal height
- > Local Amenities



Unit B Highfield Road Industrial Estate

Little Hulton, Manchester, M38 9ST

4,660 SQ FT

Warehouse/Industrial Unit





LOCATION

The Property is located within Little Hulton, part of the Borough of Salford. Little Hulton is located immediately of junction 4 of the M61 motorway, and only three miles from the M60/M61/M62 interchange.

Banks, shops and restaurants are located close by in Walkden town centre.

DESCRIPTION

The property comprises of a semi detached industrial/warehouse unit with brick elevations. The building is of steel portal frame construction having a clear minimum internal height of 11ft 9ins (3.6m) to underside of the haunch. The warehouse area has a clear span and is lit by way of sodium lighting. Loading access is provided via a rollershutter door leading to a substantial securely fenced and gated yard area to the front and side of the property.

The offices are located within a single storey brick extension to the front of the property. Hot water is supplied via an electric immersion heater.

Seperate male and female wc facilities are provided.

ACCOMMODATION

The property comprises the following accommodation expressed on a gross internal floor basis:-

Offices	1,195 sqft	111 sqm
Warehouse	3,465 sqft	322 sqm
Total	4,660 sqft	430 sqm

SERVICES

All mains services including gas, 3 phase electricity, mains water and drainage are provided.

LEASE TERMS

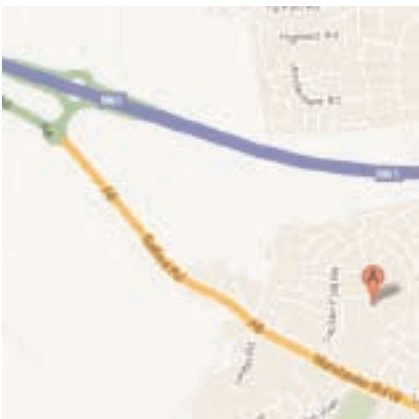
The premises are available on a new full repairing and insuring lease for a term to be agreed.

RENT

Competitive rent negotiable with generous incentive, details upon application.

VIEWING

Strictly by prior arrangement with the joint agents.



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