

To Let

Detached Warehouse & Offices

GIA 28,905 sq. ft

Zeno House, Unit 5 Smithfold Lane
Little Hulton
Greater Manchester
M28 0GP

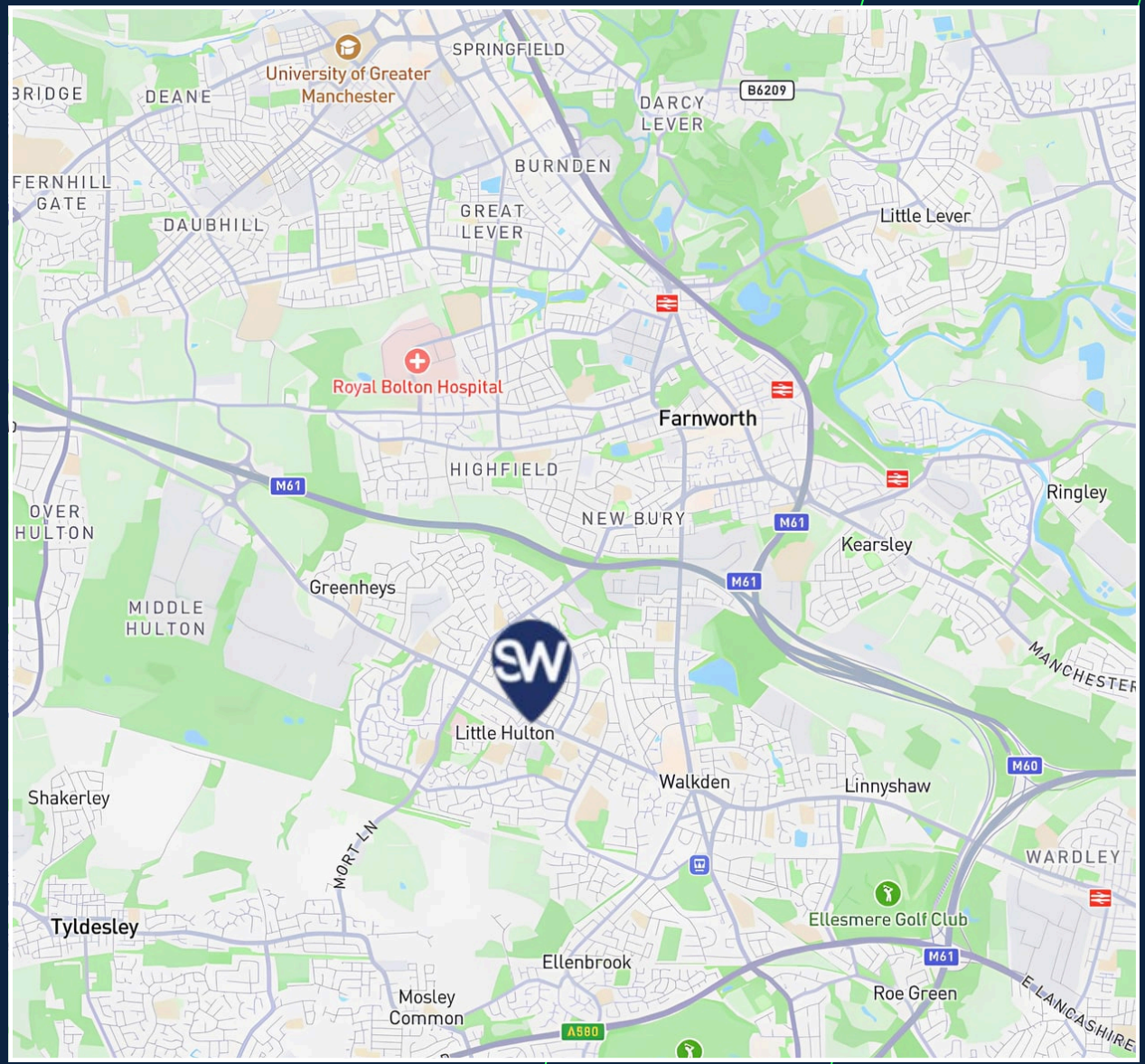
Sanderson Weatherall

Location

The property is situated on an established industrial estate on Smithfold Lane, immediately off Manchester Road East (A6), in Little Hulton, Greater Manchester.

The location benefits from good access to the regional motorway network, with Junctions 3 and 4 of the M61 and Junction 14 of the M60 approximately 2.5 miles away. The A580 East Lancashire Road is also readily accessible, providing convenient connections throughout Greater Manchester and the wider North West. Manchester city centre is approximately 9 miles to the east.

Walkden railway station is approximately 1 mile from the property, while local bus services are available along Manchester Road East.



Description

The property comprises a detached, dual bay warehouse of steel portal frame construction with offices and mezzanine.

We would highlight the following specification:-

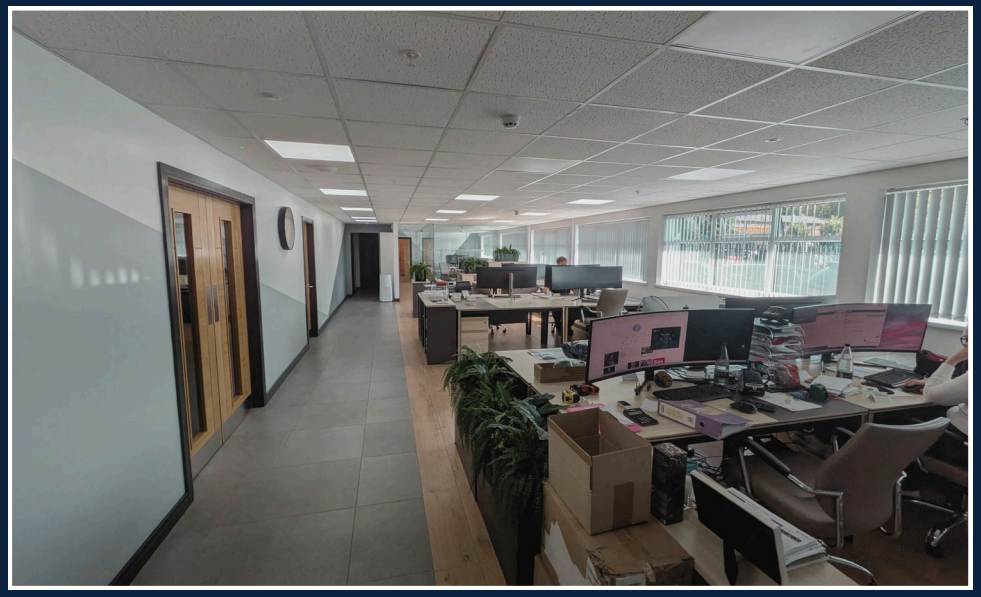
- Modern open plan office with 2 x private offices and boardroom
- Reception Area, Staff Canteen, locker Room, WCs
- Warehouse office / studio
- Mezzanine with conveyor belt system
- LED lights within office & LED tubes to warehouse
- CCTV system
- Gas-fired heaters in warehouse & electric panel heaters in office
- Eaves height of approx. 3.4m to underside of haunch to 7m to the apex. (disregarding mezzanine)
- 3 x loading doors
- External front parking / loading areas and side yard recently resurafced with reinforced concrete





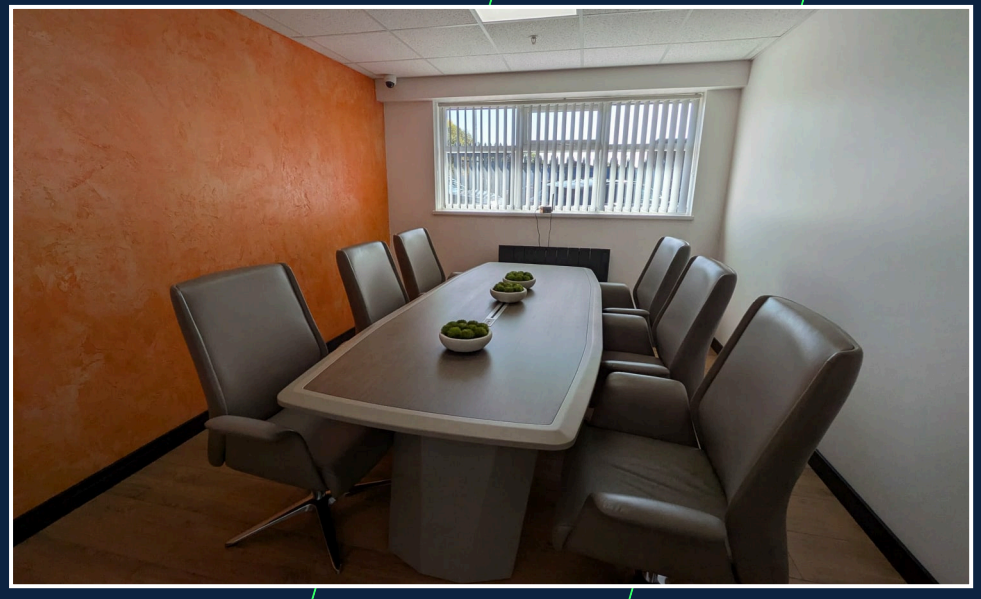
Accommodation

Accomodation	Sq M	Sq Ft
Ground Floor (Warehouse & Offices)	2,685	28,905
Mezzanine (Stores)	1,047	11,279
Total - Disregarding mezzanine	**2,685**	**28,905**
Total - Including mezzanine	**3,732**	**40,184**









Lease Terms

The property is available by way of a new FRI lease for a term of years to be agreed.

Rent

£185,000 per annum, exclusive.

Rateable Value

£153,000 (2026 Rating List)

EPC

The property is assessed with a rating of 'C-63'.

VAT

VAT is applicable at the prevailing rate.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identifucation and confirmation of the source of funding will be required from the successful tenant or purchaser.





Sanderson Weatherall

Viewings

For further information or to arrange a viewing please contact the sole letting agents:

Adam Marshall
0161 259 7027
adam.marshall@sw.co.uk

Tom Parker
0161 259 7021
tom.parker@sw.co.uk



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