



To Let
Detached Warehouse
& Offices

GIA 28,905 sq. ft

► Zeno House
Unit 5 Smithfold Lane
Manchester, M28 0GP

SW

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

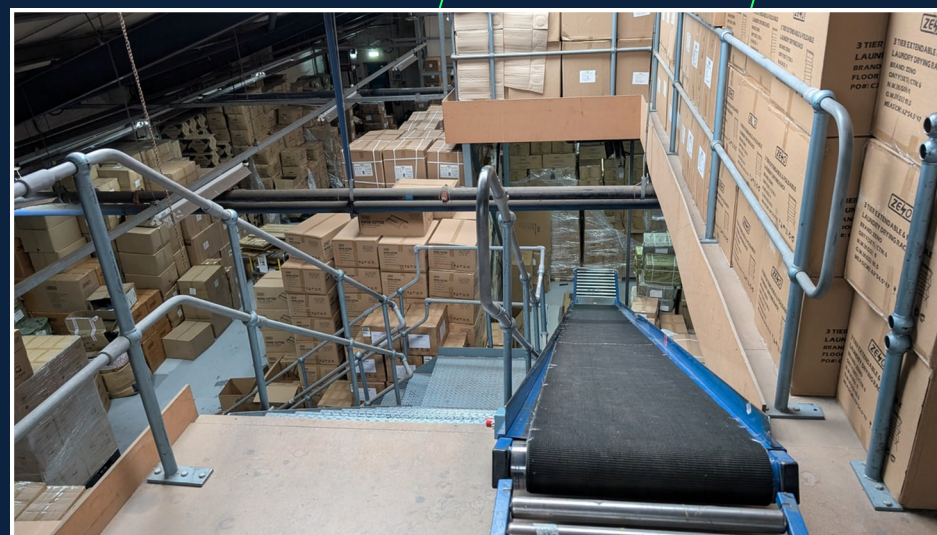
The property comprises a detached, dual bay warehouse of steel portal frame construction with offices and mezzanine.

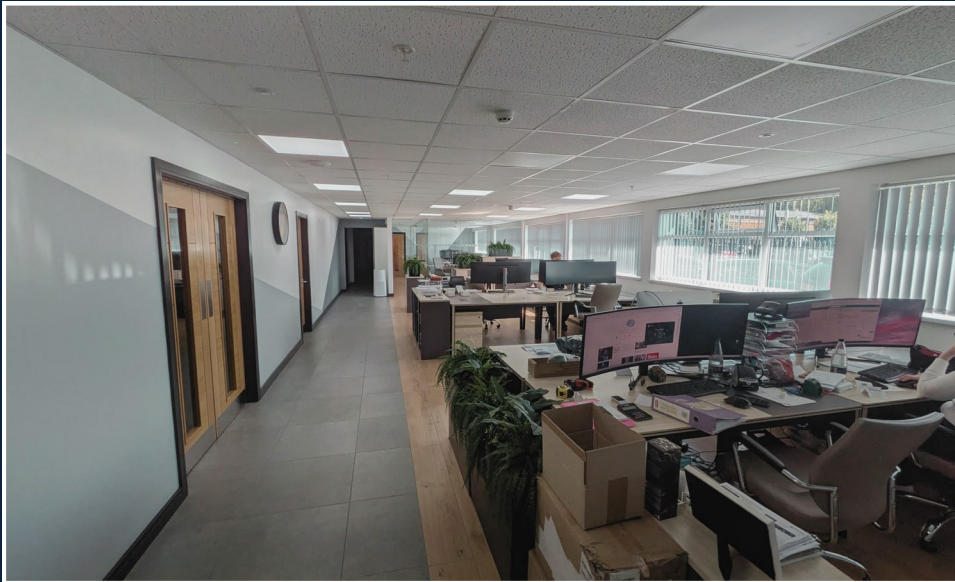
We would highlight the following specification:-

- 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 resurfaced with reinforced concrete

Accommodation

Accommodation	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

£215,000 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 identification 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

sw.co.uk



Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

September 2026