

**Unit L1-L3, Lyntown Trading Estate, Manchester,
M30 9QG**

B8

0161 375 6000

www.b8re.com

TO LET

NEWLY REFURBISHED DETACHED INDUSTRIAL WAREHOUSE UNIT



79,934 sq ft (7,426.11 sq m)

LOCATION

The premises is located on the Lyntown Trading Estate, accessed from A57 Liverpool Road. This is a well-established industrial area offering excellent accessibility to the M602, M60 and M62 motorways. Junction 2 of the M602 is within 1 mile and Manchester city centre is 2.5 miles to the East.

DESCRIPTION

The property consists of the following specification.

- The Building is of a Steel Portal Frame construction
- Secure self-contained site of 3.59 acres
- Two Separate concrete surface yards
- Eaves height of approximately 6 metres
- Two separate 2-storey office buildings
- 5 dock loading doors
- 8 Drive-in level loading doors
- C.60 Car Parking spaces
- Newly refurbished unit including a new roof

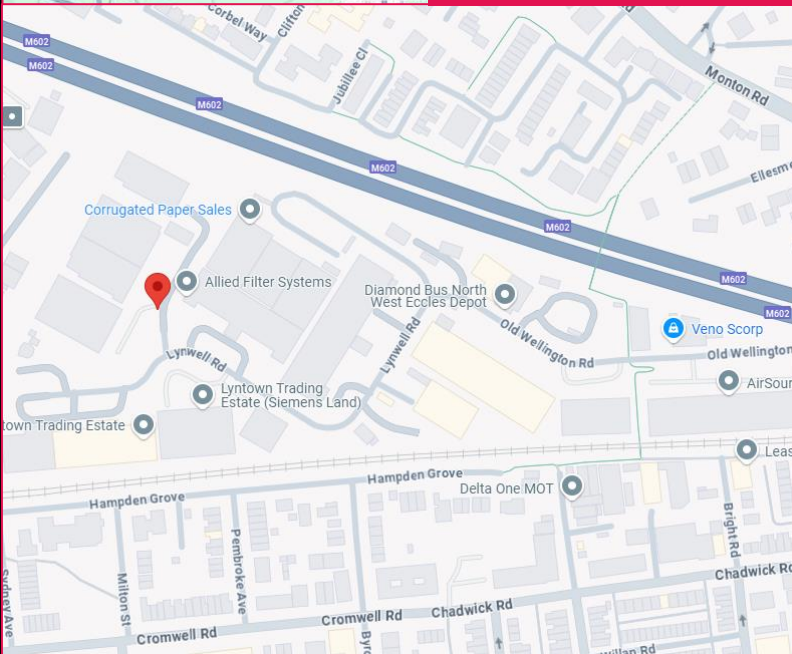
ACCOMODATION

	Size (sq ft)	Size (sq m)
Warehouse	71,654	6,656.87
GF Office	4,140	384.62
FF Office	4,140	384.62
TOTAL	79,934	7,426.11





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TERMS

Available on a new Full Repairing and Insuring lease. Terms to be agreed. Price on application.

LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

EPC

Available upon request.

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant / purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

CONTACT

For further information / viewings please contact:

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