

**Unit A4, Lyntown Trading Estate. Old
Wellington Road, Manchester, M30 9QG**

B8

0161 375 6000
www.b8re.com

TO LET

5,361 SQ FT



INDUSTRIAL/WAREHOUSE UNIT – RECENTLY REFURBISHED

LOCATION

The Industrial unit is located less than a mile from junction 2 of the M602. The estate is known for its accessible transport links situated just less than 3 miles from Manchester city centre.

LEGAL COSTS

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

RENT

Available upon request.

DESCRIPTION

The unit has been very recently refurbished and currently benefits from the following specification:

- Electric roller shutter doors
- Integral office accommodation
- Car parking lot for the unit
- W/C Facilities
- Suitable for vehicle related uses
- 3 Phase power
- 4.8m eaves height

TENURE

The unit is available on a leasehold basis.

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 please contact:-

Anthony Mellor:

Email:

anthony@b8re.com

Tel: 0161 375 6000

Jack Weatherilt

Email:

jack.weatherilt@dtre.com

Tel: 0161 549 9760



DTRE