

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

B8

0161 375 6000
www.b8re.com

TO LET

80,092 SQ FT (7,440.79 SQ M)

Undergoing refurbishment works



DETACHED INDUSTRIAL/WAREHOUSE UNIT ON A SITE OF 3.59 ACRES

LOCATION

The premises is located on the Lyntown Trading Estate, accessed from the 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

This properties key features are as follows:

- Detached steel portal frame building
- 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 space

The units is to undergo a full refurbishment to a high specification and available by way of a full repairing and insuring lease.

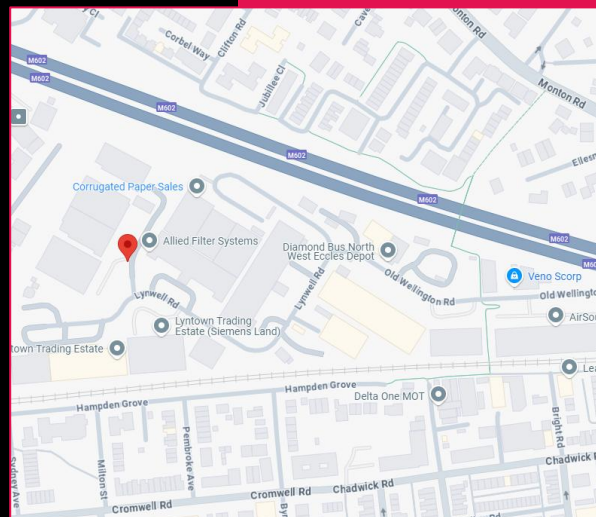
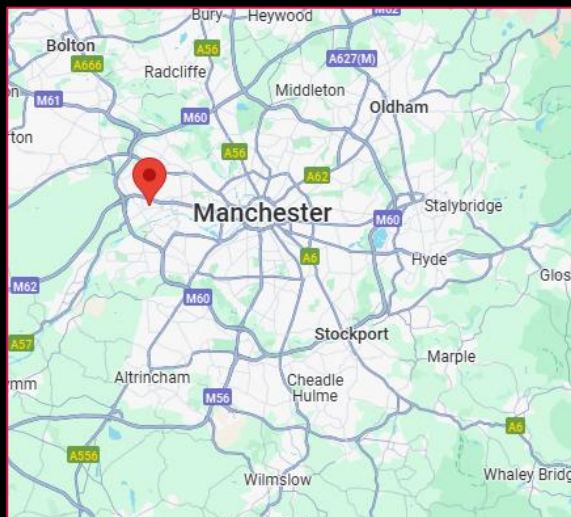


ACCOMMODATION

DESCRIPTION	SQ M	SQ FT
WAREHOUSE	6,671.55	71,812
GROUND FLOOR OFFICE ACCOMMODATION	384.62	4,140
FIRST FLOOR OFFICE ACCOMMODATION	384.62	4,140
<u>TOTAL</u>	<u>7,440.79</u>	<u>80,092</u>



M30 9QG



RENT

Available upon request

EPC

Available upon request.

LEGAL COSTS

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

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

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