TO LET

RogerHannah

Unit H2, Longford Trading Estate, Thomas Street, Stretford, Manchester, **M32 0JT**

Production/Warehouse Unit

5,580 SQ FT (518.38 SQ M)

- Within 1 Mile of M60 Motorway
- Secure Site
- Three Phase Power
- Heating & Lighting Provided
- Electric Roller Shutter access

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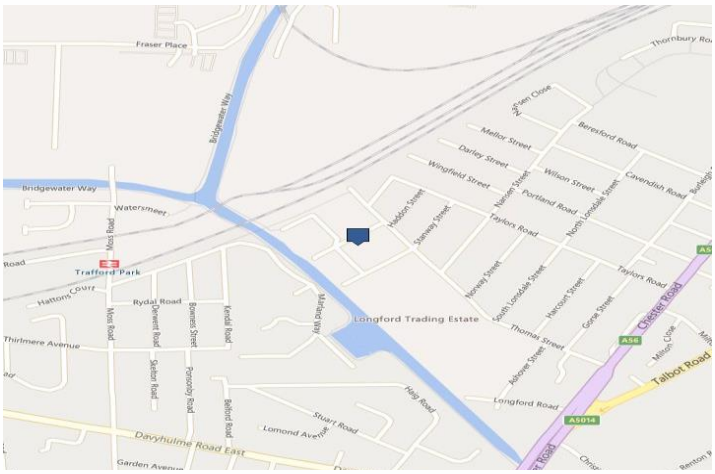

Location
Longford Trading Estate is excellently situated just off the main A56 trunk road (Chester Road) within close proximity to Trafford Park (one mile) and around two miles from Manchester city centre. Junction 7 of the M60 ring road motorway is within one mile of the estate. The estate is well served by public transport and is located only a short walk from Stretford metro link. Existing local occupiers include British Gas, RAC and Joseph Gleave.

Description
The unit comprises a modern steel portal industrial/warehouse unit with ground floor office accommodation. The warehouse element comprises open plan accommodation under a new pitched plastisol roof to an eaves height of 2.55 m. Access is via an electrically operated roller-shutter loading door and lighting is via sodium box lights. The unit benefits from a three phase power supply with male and female WC facilities provided. Offices are available at ground floor level comprising a mix of open plan and cellular accommodation with suspended ceilings and fluorescent lighting. The estate is fully perimeter fenced with security guard monitoring.

Asking Rental
£29,300 p.a exclusive on a new full repairing and insuring lease

Accommodation
As measured in accordance with the RICS Code of Measuring Practice the property has been measured to provide the following:

Warehouse plus Office	5,580 sq ft (518.40 sq m)

VAT
VAT is applicable at the prevailing rate.

EPC
A copy of the EPC is available on request**.**

Business Rates
The current Rateable Value of the property is £18,000 providing a rates liability of £8,802 per annum exclusive.

Service Charge
The Service Charge equates to 25p per sq ft and this equates to £1,395 p.a. (Budget)

Legal Costs
A copy of the EPC is available on request**.**

Viewing & Further Information
If you would like to view this property or would like further information please contact the Sole Agents:

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Date of Preparation
15 April 2019

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