

TO LET



RogerHannah

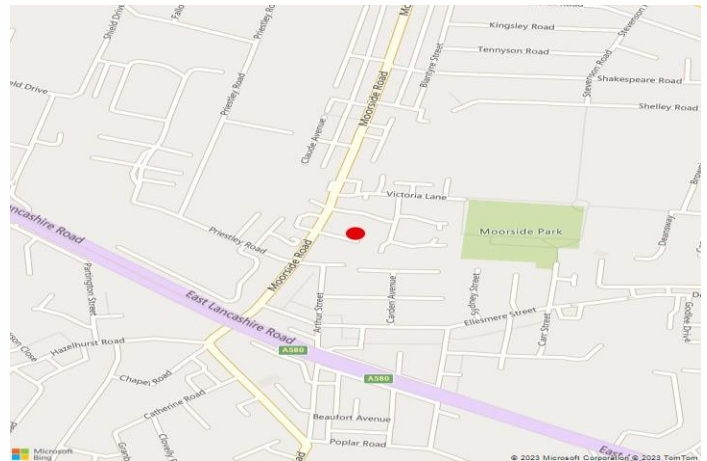


Unit A - Link 580, 188 Moorside Road, Swinton, Greater Manchester, **M27 9LB**

High Quality Modern Trade
Counter/Industrial Premises
3,787 Sq Ft (351.85 Sq M)

- Direct Access to A580 East Lancs Road
- 5 Miles from Manchester City Centre
- 1 Mile to Junction 14 - M60 Motorway
- 5.2m to Eaves
- LED Lighting
- Roller Shutter Loading Access
- Offices Provided





Location

The Property is situated on the popular Link 580 estate off Moorside Road, Swinton. The estate provides direct access on to the A580 East Lancs Road which links into Manchester City Centre (5 miles distance.)

The estate benefits from excellent motorway access within 1 mile of the M60 orbital and M61 interchange, as well as easy access to the nearby M62 and M56 and the wider motorway network. In addition, the A580 provides excellent direct access to both Manchester and Liverpool City Centres.

Link 580 is also located at the entrance to the established Wardley Industrial Estate which is one of Manchester's most well know industrial estates. Neighbouring occupiers include CEF and Wolseley.

Description

The property comprises a modern, high quality end terrace industrial unit constructed in the early 1990s. The unit is constructed by way of a traditional steel portal frame under an insulated pitched roof incorporating approximately 10% roof lights. The building is clad in brick at lower level, with the balance to eaves being clad in profile metal panels. Fenestration throughout comprises double glazed aluminium framed windows.

The warehouse element provides good quality accommodation which includes gas blower central heating, LED lighting and a level concrete floor. Loading is via an up and over loading door leading to the shared yard/parking area. The warehouse has the benefit of an eaves height of 5.2m and has the benefit of an additional mezzanine storage level.

The premises has two storey offices providing good quality accommodation which is heated and lit throughout. Both male and female WC facilities are provided and the unit has a reception area for staff/customer access.

Externally, the property provides ample loading/parking areas in the shared yard which is accessed directly off Moorside Road.

Accommodation

Description	Gross Internal Area	
	Sq m	Sq ft
Warehouse	253.07	2,724
Mezzanine	128.08	1,378
Offices	98.78	1,063
Total Gross Internal Area (Excluding Mezzanine)	351.85	3,787

Quoting Rent

£45,500 per annum, plus VAT.

Business Rates

The current Rateable Value of the property is £19,250 providing a rates liability of £10,029 pa.

VAT

Payable at the prevailing rate.

Legal Costs

Each party will bear their own legal costs.

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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