

# TO LET



Chaddock Lane, Astley, Worsley, Manchester, M28 1DW

**High Profile Modern Industrial  
Premises, Just off the A580 East  
Lancs Road**  
3,650 Sq Ft (339 Sq M)

- Fully refurbished modern unit
- Frontage on to the A580
- Direct access to the A580
- New LED Lighting throughout
- Quality Office Accommodation
- Easy access to Manchester, Bolton and Wigan





## Location

The Unit is located off Chaddock Lane in Astley with direct access off the A580 East Lancs Road. Manchester City Centre is approximately 10 miles to the east of the property and the M60 motorway (Junction 15) is only 3 miles away via the A580. The nearby areas of Leigh, Worsley and Walkden are within easy reach of the facility. The surrounding area comprises of mainly industrial uses with the likes of Balfour Beatty, Morrisons Distribution and Network Plus situated in the surrounding estates.

## Description

The property comprises a single storey linked warehouse/industrial unit. The unit is constructed using a traditional steel portal frame under a single pitched roof. All external elevations are metal clad and there is internal brickwork to a height of 2m. The property benefits from approximately 15% roof lights. Internally, the warehouse element comprises open plan accommodation with a concrete floor and is lit throughout with new LED lighting. Loading is via a roller shutter loading door.

Quality offices are also provided which have been refurbished to a high standard and include new carpets and lighting throughout. Both Male and Female WC facilities are present together with kitchen/amenity provisions.

The unit is fully alarmed and has the benefit of an electronic door entry system.

The unit would be suitable for varying uses including trade counter, showroom or more traditional industrial uses.

## Accommodation

The premises provide a gross internal area of 3,650 sq ft (339 sq m).

## Business Rates

We understand that the current Rateable Value of the property is £14,750.

## Quoting Rent

£36,500 pa exclusive of VAT.

## EPC

Available on request.

## VAT

VAT is payable on the rent at the prevailing rate.

## Service Charge

A service charge is payable for the provision of common estate services.

## 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:

### Julien Kenny-Levick

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### Date of Preparation

11 January 2024