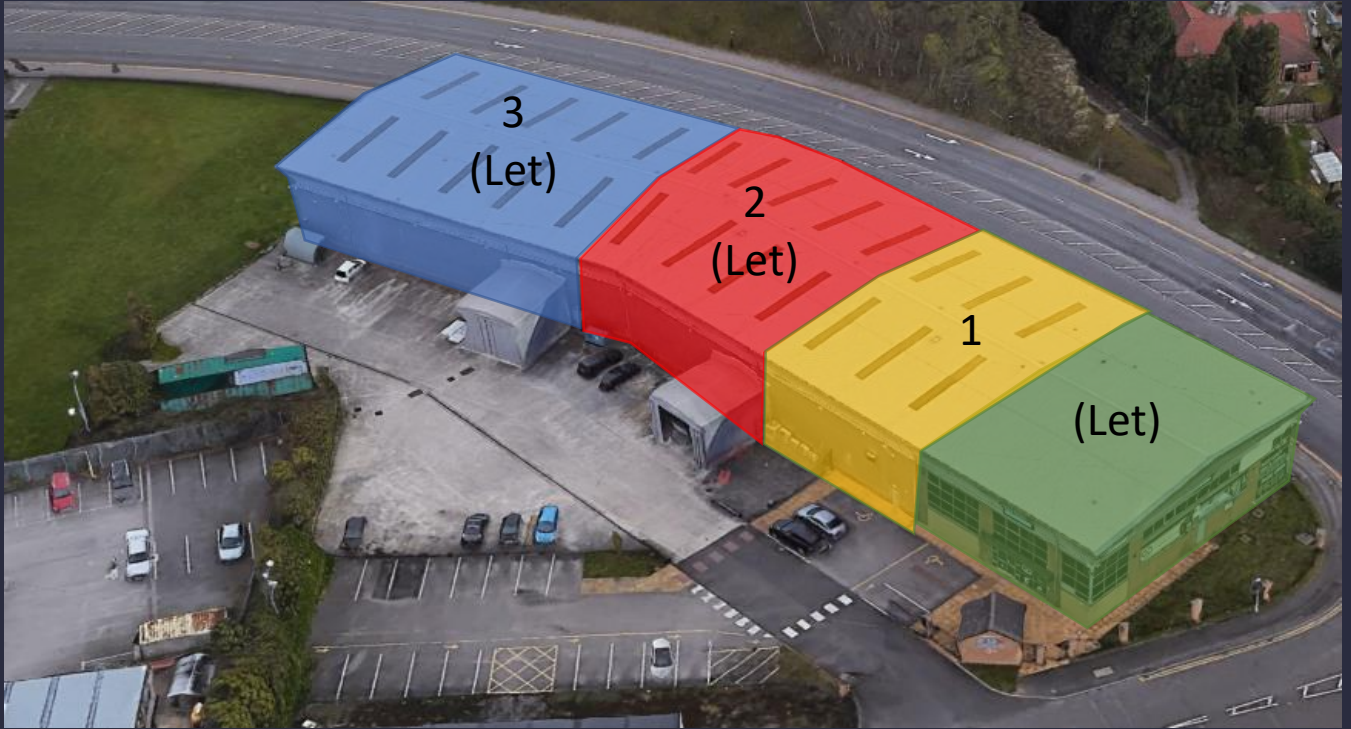


RIDLEYTHAW



TO LET

Industrial Unit

Unit 1 – 8,330 sq.ft (773.86 sq.m)

- Modern, well-maintained unit
- Direct access to the A6 and A57, as well as close proximity to the M60 motorway
- 3 Phase electricity

Velo Business Park
2 Belle Vue Avenue
Manchester
M12 4AS

0161 669 4000 | rtltp.co.uk

RIDLEYTHAW

Location

Velo Business Park is located on Belle Vue Avenue, in the industrial pocket of Belle Vue. The unit benefits from excellent motorway access within 3 miles of the Junction 24 of the M60 (Denton Island). Furthermore, the A6 provides excellent direct access to both Manchester City Centre and Stockport.

Description

The subject property comprises 8,330 sq.ft of warehouse space. The unit is modern and has been well maintained with features including the following:

- Electric Roller Shutter
- 3 Phase Electricity
- Lockable canopy for dry loading/unloading
- Onsite parking

Accommodation

Warehouse	4,488 sq.ft	(416.93 sq.m)
Mezzanine	3,842 sq.ft	(356.93 sq.m)
Total	8,330 sq.ft	(773.86 sq.m)

Terms

The unit is available on a new full repairing and insuring lease for a term of years to be agreed.

Rental

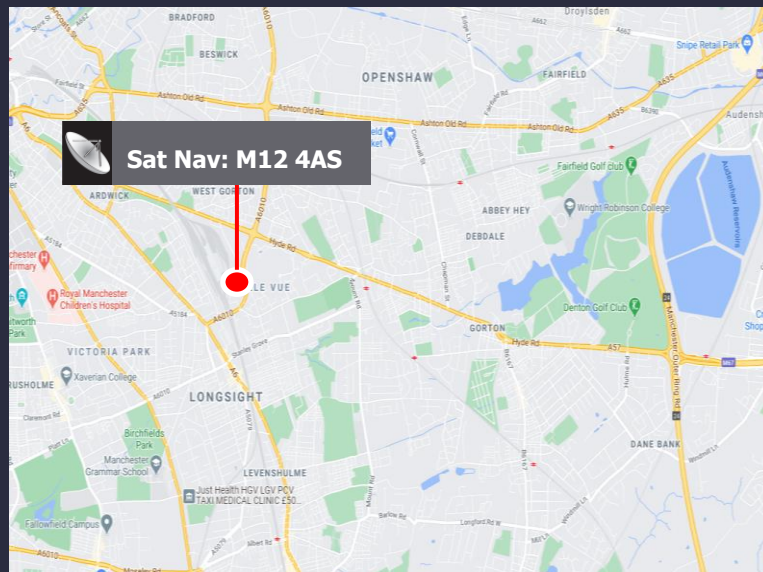
£47,500 per annum payable quarterly in advance

VAT

All figures are exclusive of, but may be subject to VAT.

Viewing/ further information Please contact:

Daniel Holland-Bunch at Ridley Thaw LLP
dhb@rtllp.co.uk.



0161 669 4000 | rtllp.co.uk

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