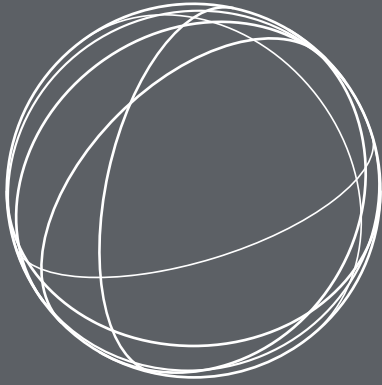


# INDUSTRIAL/ WAREHOUSE UNITS TO LET

3,372 – 80,092 SQ FT

MANAGED BY

Langtree



## LYNTOWN TRADING ESTATE

Lynwell Road, Eccles, M30 9QG  
UNDERGOING REFURBISHMENT



- | Dedicated car parking
- | 4.8+m eaves height
- | Units with secure yards
- | 1 mile from J2 M602

## THE SITE

The established estate comprises of 20 industrial/warehouse units strategically placed for servicing the Greater Manchester area and beyond.

## THE DETAILS

- Integral office accommodation
- 3 phase electricity
- Some units with secure yards

## TERMS

The units are available by way of full repairing and insuring lease

## ENERGY PERFORMANCE CERTIFICATES

EPCs are available on request.

## VAT

Unless otherwise stated all terms will be subject to VAT at the prevailing rate.

## THE LOCATION

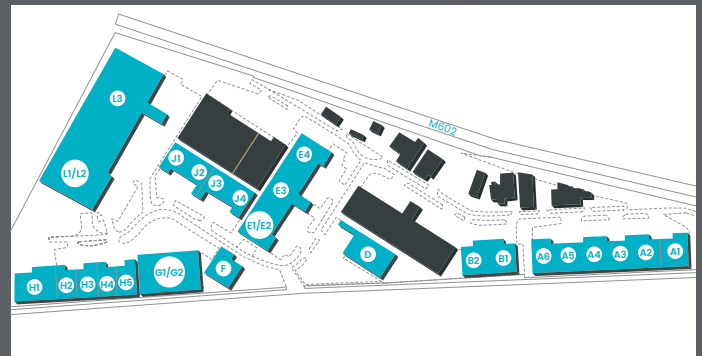
Lyntown Trading Estate is situated in Eccles which is 2.5 miles to the West of Manchester city centre within the inner boundary of the M60 orbital motorway. Junction 2 of the M602 is within 1 mile and this provides good accessibility to the North West motorway network.

## SCHEDULE OF ACCOMMODATION

UNIT	A1	A2	A3	A4	A5	A6	B1 & 2
SQ FT	7,264	5,364	5,484	5,332	5,345	10,597	13,815

UNIT	D	E1 & 2	E3 & 4	F	G1 & 2	H1 & 2	H3
SQ FT	12,000	16,840	16,142	6,500	21,240	16,599	8,156

UNIT	H4	H5	J1	J2	J3 & 4	L1-3
SQ FT	3,372	5,580	6,067	5,282	10,844	80,092



[www.langtreepp.co.uk/properties/lyntown-trading-estate](http://www.langtreepp.co.uk/properties/lyntown-trading-estate)

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