

**MBRE**

**INDUSTRIAL  
TO LET**



## Unit 1

Enterprise Trading Estate  
Lees Street  
Manchester, M18 8QU

**925  
SQ.FT**



- Single storey industrial warehouse/garage
- Suitable for industrial/warehouse occupiers
- Suitable for garage/mechanical operators
- Low RV: £4,900 - 100% SBRR - Nil rates
- Low rent: £1,050pcm/£12,600 pax
- Estate charge £236.59 per quarter/£946.36 pa
- Ridge height 14'4" / Eaves height: 9'6".
- New Lease / No Premium / Fully available

## Location

The property is located within Enterprise Trading Estate accessed off Lees Road in Abbey Hey and is a short drive to the M60 Motorway and Manchester city centre.

- Manchester: 4 miles.
- M60: 2.5 miles.
- Stockport: 6.5 miles.



## Description/Accommodation

The property provides a single storey industrial warehouse/garage unit of traditional construction with over clad brickwork elevations under a pitched roof. The property benefits from a manual roller shutter main access door, single access door and internally benefits from one private office and toilet facilities.

Unit 1: 925 Sq.ft overall - 19'8" average width x 46'10". Max width 29'6", minimum width 7'3".

Ridge height 14'4".

Eaves height: 9'6".

Main door: 9'11" height x 10'3" width.

## Rateable Value

Rateable value: £4,900.

Small Business Rates Multiplier 2023/24: 49.9p.

100% SBRR Available - Nil payable rates.

Interested parties are advised to make their own enquiries with MCBC - 0161 234 1103.

## Terms

The property is available on a new effective full repairing & insuring Lease for a minimum 5 year term.

## Rent

£12,600 per annum exclusive.

£1,050 per calendar month.

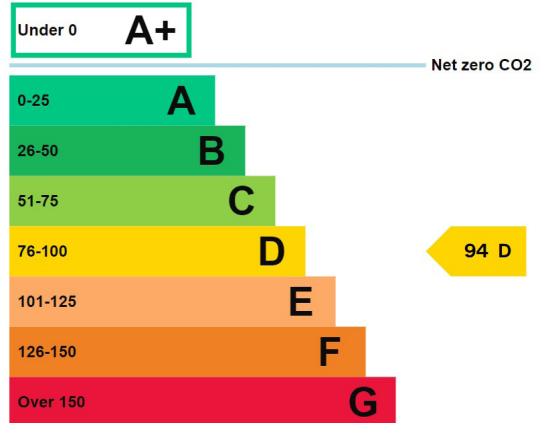
## VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is not payable at the property.

## Estate Charge

The Landlord will levy an estate charge payable in full by the prospective Tenant. £236.59 per quarter/£946.36 pa

## EPC Rating



## Utilities

Mains services are available including electricity, water and drainage.

## Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. Details from MBRE.

## Legal Costs

The Tenant will be responsible for the Landlords legal costs associated with the new Lease.

### Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. JANUARY 2024.