

Highfield Road, Little Hulton, Manchester, M38 9ST

Open Storage / Yard Area

Summary

Tenure	To Let
Available Size	0.18 Acres / 0.07 Hectares
Rent	Rent on Application
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

Key Points

- Secure plot
- Suitable for a variety of uses
- Approx. 1 mile to Junction 4 M61

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Summary

Available Size	0.18 Acres
Rent	Rent on Application
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

Location

The site is situated on Highfield Road Industrial Estate and is accessed via Manchester Road West (A6) which provides direct access to Junction 4 of the M61 which is approximately 1 mile to the north west of the property.

Description

The property comprises a secure open storage / yard plot which is fully fenced and gated. The plot is ideal for:

- Open storage
- Trailer parking
- Vehicle parking
- Container storage
- Caravan storage
- Yard area

Accommodation

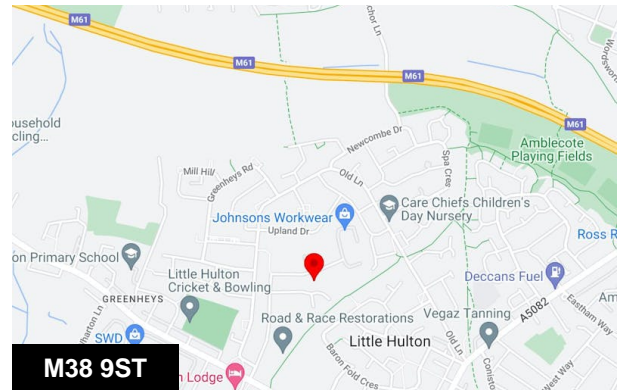
The site is approximately 0.18 acres (0.07 hectares).

Terms

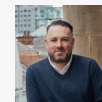
The site is available by way of a new full repairing and insuring lease on terms to be agreed.

Anti-Money Laundering

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the potential tenant / purchaser, once a let / sale has been agreed and prior to instructing solicitors.

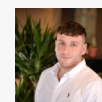


Viewing & Further Information



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Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

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