



## Compound 2 Junction Business Park, Rake Lane, Swinton, M27 8LU

Open Storage / Yard Area

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1.77 Acres / 0.72 Hectares
<b>Rent</b>	Rent on Application
<b>Business Rates</b>	N/A
<b>EPC Rating</b>	EPC exempt - No building present

### Key Points

- Secure estate with manned security
- Open storage plot
- Within 1 mile of Junction 16 M60
- Fenced & gated yard
- Suitable for a variety of uses

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## Summary

<b>Available Size</b>	1.77 Acres
<b>Rent</b>	Rent on Application
<b>Business Rates</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - No building present

## Location

The premises are located on Junction Business Park, Rake Lane, Swinton, which is within one mile of Junction 16 of the M60. The site is accessed off Manchester Road (A666) which provides easy access to Manchester City Centre and Bolton. Clifton Junction train station is within walking distance and there is a bus service to the main entrance of the estate.

## Description

The property comprises a rectangular shaped open storage / yard area which is fenced and gated, The plot is suitable for a variety of uses including:

- Open storage
- Trailer parking
- Timber yard
- Car parking
- Container storage
- Yard area

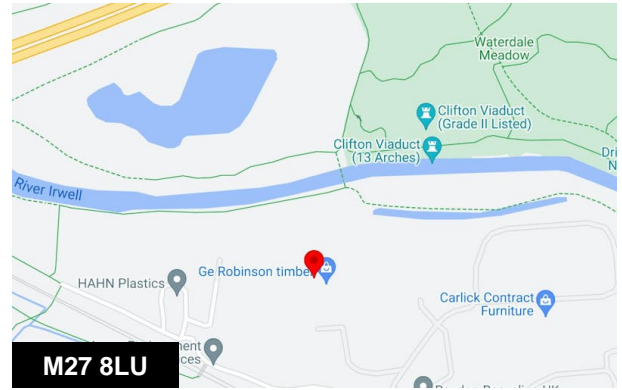
Junction Business Park is a secure estate with manned security and CCTV. The estate is fully fenced and there is a barrier entry system.

## Terms

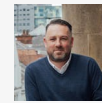
The site is available by way of a new full repairing and insuring lease on terms to be agreed.

## Anti-Money Laundering

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



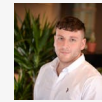
## Viewing & Further Information



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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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