

**UNIT 1, ENTERPRISE TRADING ESTATE
LEES STREET, MANCHESTER M18 8QU
FOR SALE – O/O £140,000**



**MODERN FREEHOLD INDUSTRIAL UNIT. CLOSE TO ALL
AMENITIES WITH EASY ACCESS. GOOD INVESTMENT
WITH POTENTIAL ERV OF £13K-£14K.
MEASURING APPROX 85 SQ.M (925 SQ.FT.)**

DESCRIPTION

- 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

FULL DETAILS

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 (85 sq.m/925 sq.ft.) (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.

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

SERVICE CHARGE

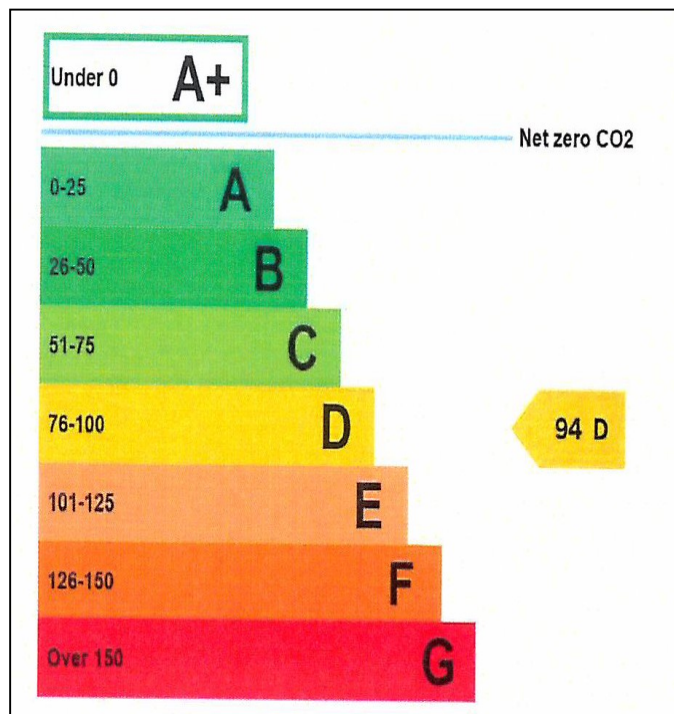
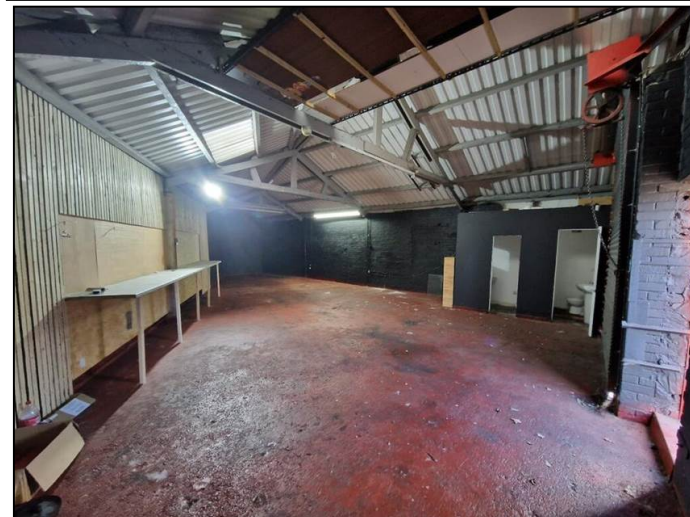
£236.59 per quarter/£946.36 p.a.

RATEABLE VALUE

£4,900

VIEWING

Strictly by appointment through the sole selling agent, Thomas Willmax on 0161 905 3555



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax nor the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.