



Land At Cornbrook Road

Cornbrook Road, Stretford, Manchester, M15 4WB

**Secure gated compounds,
available on flexible lease
terms**

0.38 to 1.31 Acres
(0.15 to 0.53 Hectares)

- Secure yard
- Flexible lease terms
- Partly surfaced
- Multiple access points
- Prime location

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Summary

Available Size	0.38 to 1.31 Acres
Rent	Rent on application
Business Rates	We advise that all parties contact the relevant local authority to obtain the rateable value.
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	EPC exempt - No building present

Accommodation

The accommodation comprises the following areas:

Description	Size	Tenure	Availability
Site A	0.93 Acres	To Let	Available
Site B	0.38 Acres	To Let	Available

Description

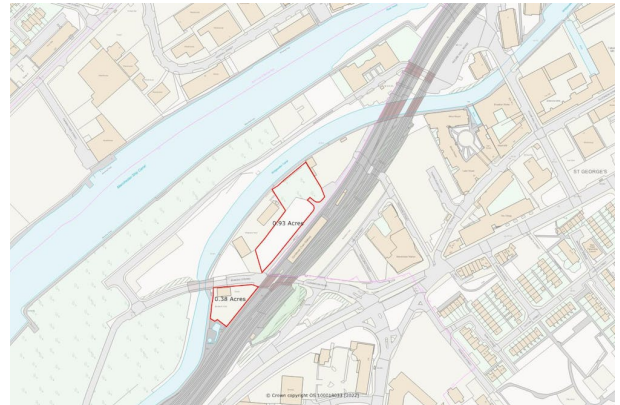
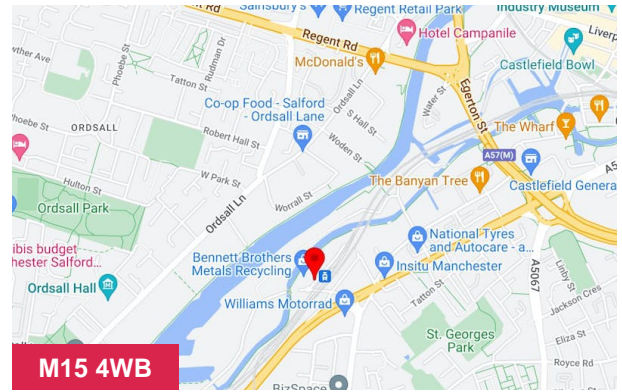
Two self contained secure site's which are suitable for external storage. Site A benefits from multiple gated access points, and part crushed gravel surface. Site B is accessed via a secure gate and has a part tarmac area and small stores unit.

Location

The compounds are located in a prime location just 1.5 miles from Manchester City Centre. The tram stop is located next to the site providing excellent pedestrian access to the surrounding areas. Direct vehicle access is provided onto the A56 which links to Trafford Park and Manchester City Centre.

Viewings

Viewings strictly by appointment with agents Rock Real Estate.



Viewing & Further Information



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