



£40,000

Unit 2a Mort Lane, Tyldesley, M29 8PB

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An opportunity to lease a commercial, serviced yard space, fully enclosed and secure which benefits from a three phase electricity supply, mains water, mains drainage and a CCTV system in situ.

The yard has a fully enclosed nissen hut building of 1,500SQFT, the yard itself measures approximately 0.34 acres. Further covered space by a lean-to.

There is also a portacabin providing an office and a mess room, and a w/c.

Rateable Value: £6,400. Available on FRI terms.

Nissen Hut

34'1" x 45'11" (10.4 x 14)

With curvature roof access via roller shutter door (4.3m wide x 4.3m high). Concrete flooring.

Portakabin Office

29'6" x 8'10" (9 x 2.7)

With two rooms including an office and a mess room. The mess room has a stainless steel basin and mains water.

W/C

W/c with basin.

Yard Area

Approx 0.3 acres of concrete yard area.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

Energy Efficiency Rating		Current	Planned
Very energy efficient - lower running costs	A		
181-210	B		
155-180	C		
129-154	D		
103-128	E		
77-102	F		
51-76	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC