

# TO LET

## Open Storage Land

0.95 acres

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### Chaddock Lane

Astley, Manchester, M29 7JS

- Available immediately
- 0.95-acre site
- Palisade fence to full perimeter
- Universal gate to whole estate
- Private gated entrance to the site
- On-site office comprising 1,765 sq ft
- Surface is a mixture of hardstanding and unsurfaced ground



#### Contacts

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## Location

strategic location in northwest Manchester, just off the A580 and 25 minutes from the city centre.

Highly accessible 3 miles west of Junction 13 of the M60 orbital motorway.

Easy access to the M56, M62, M6 and M61 motorways.

## Legal Costs & LBTT

Each party will be responsible for bearing their own legal costs in any transaction. In the normal manner, the purchaser will be responsible for any Land & Buildings Transaction Tax (LBTT) and registration dues.

## Terms

The site is available to let for a term of years to be agreed.

## Rates

TBC

## Entry

Upon conclusion of legal missives.

## VAT

All prices and other costs quoted exclusive of VAT.

## Rent

On application.



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For further information or to arrange a viewing please contact:

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