



LYNTOWN TRADING ESTATE



TO LET

**UNDER REFURBISHMENT
AVAILABLE Q1 2023**

UNIT L 80,092 SQ FT (7,440 SQ M) INDUSTRIAL UNIT

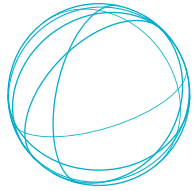
Industrial unit, with ancillary office accommodation, secure parking and loading yards.

LYNWELL ROAD, ECCLES, M30 9QG

- Self contained secure site
- Substantial loading yards
- Under refurbishment

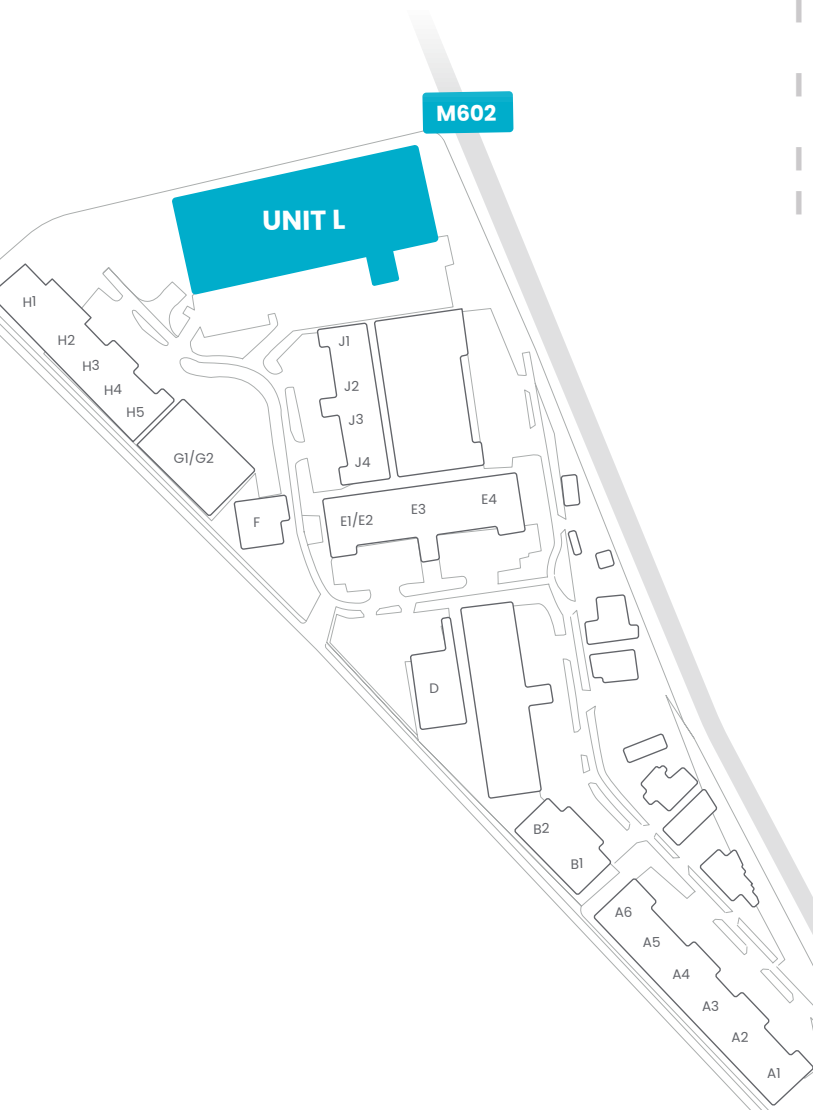
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This premise is a warehouse unit with ancillary office accommodation and secure parking / loading yards.



THE DETAILS

- | Steel portal frame construction.
- | Facing brickwork and profile metal cladding to external elevations.
- | Eaves height approximately 6 metres.
- | Two separate brick built 2-storey office pods fitted to good specification, including suspended ceiling, carpeting and three compartment trunking.
- | 5 dock level loading doors to gable end together with 8 drive-in doors to the side elevation.
- | Two separate loading yards, potential for gatehouse plus external security lighting.
- | c.60 car parking spaces available.
- | KVA power.



THE LOCATION

The premises is located on the Lyntown Trading Estate, accessed from the A57 Liverpool Road. This is a well-established industrial area offering excellent accessibility to the M602, M60 and M62 motorways. Junction 2 of the M602 is within 1 mile and Manchester city centre is 2.5 miles to the east.

SAT NAV

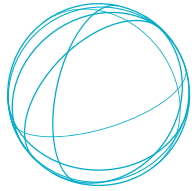
M30 9QG

CONNECTIVITY

From Lyntown Trading Estate	Miles
M602	1
M60	3
Manchester City Centre	4.1







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SCHEDULE OF ACCOMMODATION

Warehouse	71,812 sq ft (6,671 sq m)
GF Offices	4,140 sq ft (385 sq m)
FF Offices	4,140 sq ft (385 sq m)
Total	80,092 sq ft (7,441 sq m)
Site area	3.59 acres (1.45 ha)

TERMS

The units are available by way of full repairing and insuring lease.

RATES

The building is assessed in the 2017 list:

Unit L	RV £227,000
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Please note this does not represent the rates payable and the ingoing tenant should rely on their own enquiries with the local rating authority.

ENERGY PERFORMANCE CERTIFICATES

C70

VAT

Rents where quoted are exclusive of VAT.



0161 831 3300

colliers.com/uk/industrial

NATHAN KHANVERDI

Phone: 07594 091 365

Email: nathan.khanverdi@colliers.com

ALICE WILKINS

Phone: 07709 519 258

Email: alice.wilkins@colliers.com

www.langtreepp.co.uk/properties/lyntown-trading-estate

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01925 255525
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