

# TO LET

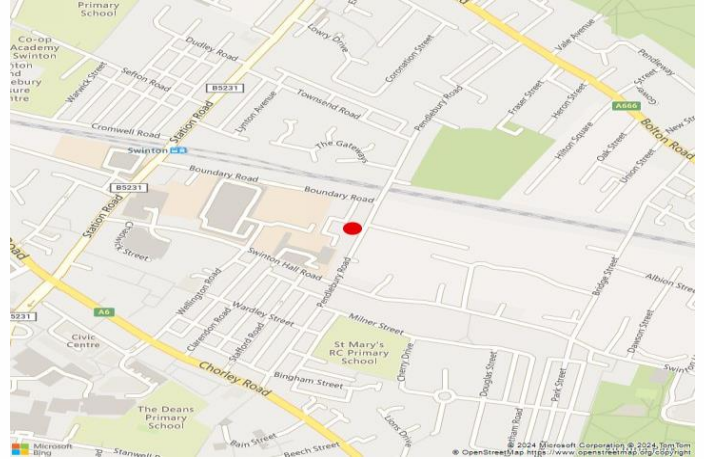


Grafix House Warehouse, 6 Boundary Road, Swinton, Manchester, M27 4EQ

**Modern Detached Warehouse  
Accommodation**  
3,516 Sq Ft (326.64 Sq M)

- 5 Loading Doors
- Easy Access to M60/M61
- Excellent On Site Parking
- 5.5m Eaves
- New LED Lighting





## Location

Swinton is a town located in the City Borough of Salford within the Greater Manchester Conurbation. Swinton itself is situated approximately 4 miles North West of Salford and 6 miles North West of Manchester City Centre.

The area benefits from convenient transportation links, being situated on a number of arterial routes which provide access throughout the Greater Manchester Conurbation. They also provide accessible links to the regional and national motorway network via the M61 and M60 Manchester Orbital Motorway.

The property is located on the Eastern side of Pendlebury Road, broadly opposite its junction with Boundary Road, a short distance to the North East of Swinton Town Centre.

## Description

The premises occupy a stand alone modern single storey industrial unit constructed by way of a steel portal frame under an insulated pitched roof to an eaves height of 5.5m to most.

Internally, the unit benefits from heating via a gas warm air blower system and the area is lit throughout. The warehouse floor is constructed of concrete and the roof has approximately 10% roof lights and the unit has a 3 phase power supply present. Loading is via 3 electrically and 2 manually operated roller shutter doors leading to the shared yard/parking area. The facility has a small office area plus w.c. facilities and separate lower height warehouse.

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition).

**Ground Floor Warehouse - 3,516 sq.ft. (326.64 sq.m.)**

## Asking Rent

£30,000 per annum, plus VAT.

## Business Rates

The current Rateable Value of the property is £12,326.

Rates payable are £6,150 per annum.

## EPC

A copy of the EPC is available on request.

## VAT

VAT is applicable at the prevailing rate.

## Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

**Julien Kenny-Levick**

M: 07712 537 590

E: [jkl@roger-hannah.co.uk](mailto:jkl@roger-hannah.co.uk)

## Date of Preparation

23 April 2024