

1 WHEATSHEAF INDUSTRIAL ESTATE, LABTEC STREET, SWINTON, M27 8SE



8,900 Sq Ft (826.83 Sq M)

- **INTERNAL OFFICE / MEZZANINE**
- **AVAILABLE JANUARY 2024**
- **ESTABLISHED COMMERCIAL LOCATION**



LOCATION

The premises are located in Swinton, and is situated immediately South of Junction 16 of the M60 and 5 miles North of Manchester City Centre.

The unit is located on Wheatsheaf Industrial Estate off Bolton Road and Labtec Street, 3 miles East off Junction 14 of the A6.

The immediate location serves as a well established location, including Formula 1 Auto Centres, McDonalds Drive Thru and Wynsors World of Shoes, all prominently located on the A666.

DESCRIPTION

The unit has a steel profile frame construction with a mix of brick and blockwork walls, translucent panels to the pitched profile steel roof and concrete floor. There is a maximum working eaves height of 6.3 metres, making the unit suitable for various uses, including storage and distribution.

An open plan office is located to the front of the property, together with a separate managers office and two WC's. Access is via an electric roller shutter, measuring 4.32 metres by 5.22 metres, car parking is also available.

ACCOMMODATION

	Sq. Ft.	Sq. M.
Ground Floor	7,996	742.83
Mezzanine	904	84.0
Total Area	8,900	826.83

(Measurements to be confirmed)

SERVICES

All main services are installed including three phase electric, gas and water.

SERVICES RESPONSIBILITY

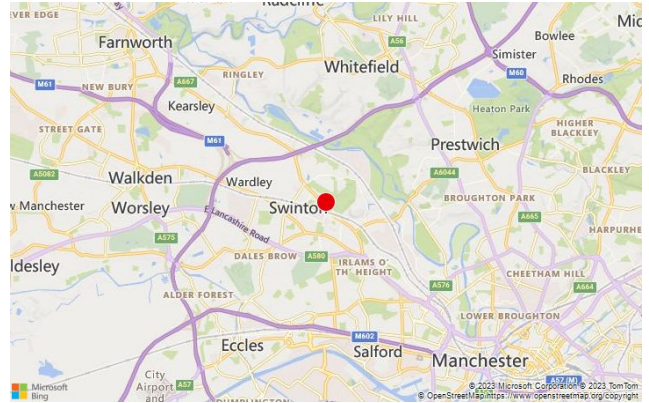
It is the prospective tenants responsibility to verify all services and systems are in working order and are of adequate capacity and suitable for their purpose.

RENTAL

£55,000. per annum.

SERVICE CHARGE

There is a service charge for the general upkeep of the estate of £4,000 per annum.



RATES

The current rateable value is £34,250 per annum.

BUILDING INSURANCE

The landlord will insure the premises and recharge the cost thereof.

LEASE TERMS

By way of a full repairing insuring lease for a term to be agreed.

LEGAL FEES

Each party to be responsible for their own legal fees.

VAT

Rents and prices where quoted, are exclusive of, but will be liable to VAT at the prevailing rate.

VIEWING

Strictly by appointment with the sole agents.

Nolan Redshaw

Contact: Jonathan Pickles

Tel: 0161 763 0825

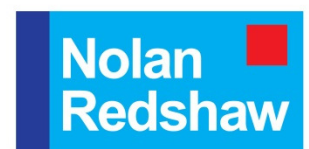
Email: jonathan@nolanredshaw.co.uk

ANTI-MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



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Property

E Sunrise Distributors Ltd Unit 1, Wheatsheaf Industrial Estate, Labtec Street, Swinton, Manchester, M27 2BT

Contents

- [Valuation](#)
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Valuation

Current rateable value (1 April 2023 to present)

£34,250

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

[Estimate your business rates bill](#)

Valuations for this property

Valuations Help with Valuations	Effective date Help with Effective date	Rateable value
CURRENT 1 April 2023 to present	1 April 2023	£34,250
PREVIOUS 1 April 2017 to 31 March 2023	1 April 2017	£21,750

Hide all sections

Valuation details , Hide

Description [Help with Description](#)

Workshop and premises

Local council

Salford

Local council reference [Help with Local council reference](#)

01743670447298

Rating list [Help with Rating list](#)

2023

Effective date [Help with Effective date](#)

1 April 2023

Valuation scheme reference [Help with Valuation scheme reference](#)
609172Base rate [Help with Base rate](#)

£43.00

Measurement method [Help with Measurement method](#)

Gross internal area

Transitional relief certificate issued [Help with Transitional relief certificate issued](#)

No

Special category code [Help with Special category code](#)

096G

How the rateable value is calculated , Hide

The Valuation Office Agency (VOA) uses a 'rental' method to value industrial properties like factories, warehouses and workshops.

The VOA gathers information about rents paid for industrial properties. It analyses the information and works out a price per square metre. To get the price per square metre of an individual property, the VOA considers things like property age, location, physical characteristics and features.

The price per square metre is multiplied by the property floor area to get the rateable value.

Plant and machinery, car parking and land that add to the rateable value are shown separately in the valuation.

This property is part of [valuation scheme {2}](#), which includes a price for floor areas and property features.

[More about how business properties are valued](#)

Description	Workshop floor areas		
	Area m ² /unit	£ per m ² /unit	Value Help with Value
Ground floor warehouse	640.37	£43.00	£27,536
Ground floor office	14.73	£51.60	£760
Ground floor office	72.89	£51.60	£3,761
Ground floor staff toilets	8.47	£43.00	£364
Mezzanine floor internal storage	64.64	£21.50	£1,390
Mezzanine floor internal storage	20.56	£21.50	£442
Total	821.66		£34,253

Valuation

Total value £34,253**Rateable value (rounded down) £34,250**[Get help with this valuation](#)

Help with current valuation

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