

TO LET



WAREHOUSE UNIT

519.6 sq m (5,593 sq ft)

Unit F3 Longford Trading Est
Thomas Street
Stretford
Manchester M32 0JT

- Close proximity to Chester Road (A56)
- 2.5 miles from Manchester City Centre
- 1.5 miles from Junction 7 of M60

LOCATION

The property is situated on Longford Industrial Estate which is located just off A56 Chester Road in Stretford, Trafford. Manchester City Centre is approximately 2.5 miles north east and Junction 7 M60 is approximately 1.5 miles south west.

GENERAL DESCRIPTION

The property comprises a warehouse unit of steel portal frame construction beneath a pitched steel sheet roof with double storey brick built offices to the front beneath a flat roof.

The warehouse has an eaves height of 4.4m and 6.9m to the apex. There is a roller shutter loading door access to the side of the unit towards the rear of the warehouse.

The offices are of reasonable quality with gas central heating and air conditioning.

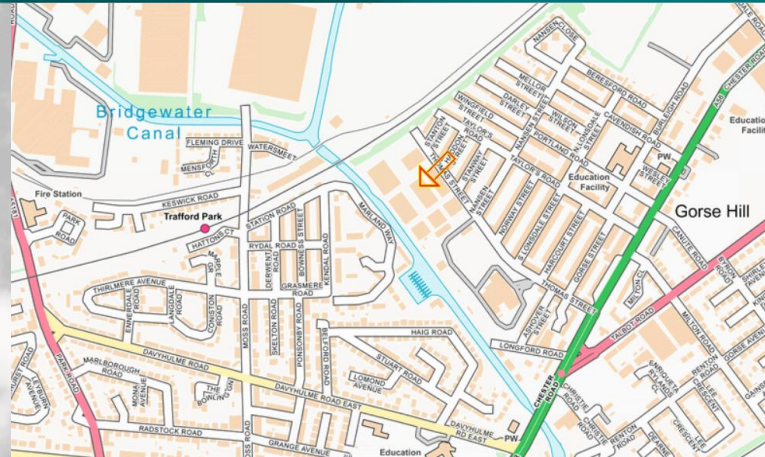
ACCOMMODATION

As measured on a gross internal basis in accordance with the RICS Code of Measuring Practice the areas of the unit are as follows:

Description	Sq M	Sq Ft
Ground Floor Warehouse	299.6	3,225
Ground Floor Offices	110.0	1,184
First Floor Offices	110.0	1,184
Total	519.6	5,593

LEASE

The property is available by way of new fully repairing and insuring lease for a term of years to be agreed **at an initial rent of £50,000 per annum.**



BUSINESS RATES

The property has a rateable value of £34,250. Rates payable are £17,090.75pa (2024/25 - 49.9p/£).

EPC

A copy of the EPC is available on request.

VAT

We are informed that VAT is applicable.

VIEWING

By appointment with the sole agents: -

W T Gunson for the attention of:

Neale Sayle
Neale.sayle@wtgunson.co.uk

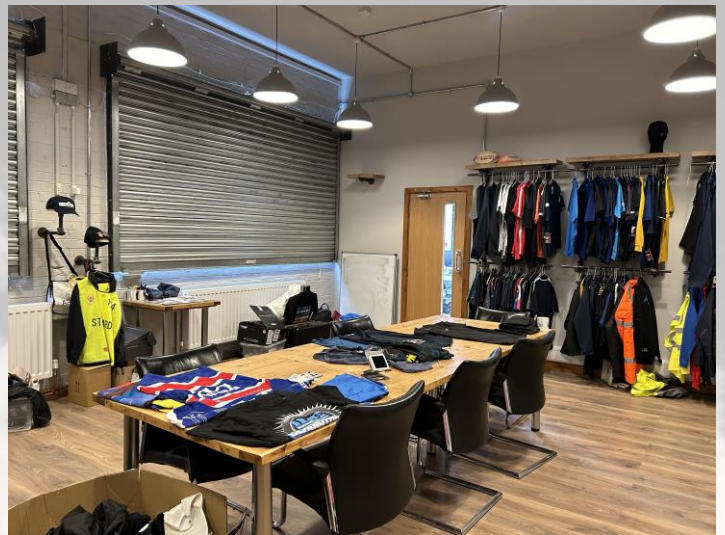
Josh Hill
Josh.hill@wtgunson.co.uk

Tel: 0161 833 9797

Date of Preparation: June 2024

1 King Street
Manchester M2 6AW
Email: agency@wtgunson.co.uk

 **wtgunson**
commercial property consultants



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0161 833 9797
www.wtgunson.co.uk