



**281 Mauldeth Road, Manchester
M19 1HL**

£1,500 PCM

Hyde Estates presents Unit 6 Burnage Lane, Burnage: a 1990.23 SQ FT light industrial unit on a busy high street near the A34. Features loading area and commercial horizontal sliding doors.



Description

Unit 6 is a large ground floor unit with floor to ceiling sliding doors and a shared loading area with HGV access. This is a deceiving large unit and measures 122'10" x 16'3". There is a further security door to the middle of the unit to the loading area.

The surrounding area is a vibrant mix of retail, dining, nightlife and leisure, featuring well-known brands such as William Hill, Martins, One Stop, together with a multitude of independents ensuring a thriving commercial environment.

Location: situated on Burnage Lane on the corner of Mauldeth Road, with easy access to Kingsway A34 and the M60 motorway network. Public transport links include Mauldeth Road Train Station and bus routes.

Use class: TBA

EPC: TBA

Floor area: 184.89 SQ M (1990.23 SQ FT)

Terms: by negotiation

Business rates: all parties should make their own enquiries as to the business rates with Manchester City Council on, 0161 234 1103, www.manchester.gov.uk/brcontact

Viewings: contact Hyde Estate & Letting Agents on 0161 773 4583.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A	Current	Potential	(92-100) A	Current	Potential
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(43-54) E			(43-54) E		
(31-42) F			(31-42) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

1 St. Margarets Road, Prestwich, Manchester, M25 2QB