

**NOW
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TO LET**

TO LET

Modern detached Industrial unit with large secure yard



Gifford Dixon

Commercial Property

0161 667 1317

**Linnshaw Industrial Estate, Moss Lane, Sharp Street
Walkden, M28 3LY**

10,372 Sq. Ft. (963.6 Sq. M.)

£65,000 pax

P R GIBBS & CO

CHARTERED SURVEYORS

01942 844 100



LOCATION

The property is situated off Moss Lane in Walkden, which is a well established Industrial location accessed from Sharp Street and leads to the A6 (Manchester Road) being the main arterial route around Manchester City Centre.

The unit benefits from exceptional transport links, being less than a 5-minute drive from both the M60 and M61 motorway junctions to the east and the local amenities of Walkden and Worsley Town Centre's being only 1 mile west and 2 miles south respectively. Manchester City Centre is located around 8 miles southeast of the property.

DESCRIPTION

The property was constructed in 2011 and comprises of a modern detached industrial unit of steel portal frame construction, with a mix of brick, blockwork and profile metal clad elevations beneath a profile metal clad roof.

The warehouse space benefits from a clear working height of 6.1m and features sodium box lighting and two electrically operated roller shutter doors. To the far corner of the warehouse sits a mezzanine floor which provides additional storage space and incorporates vehicle bays beneath, which can be removed if required.

The office accommodation is located along the eastern elevation and provides two storey accommodation accessed both internally from the warehouse and externally with pedestrian access from the front car park. The office has been partitioned to provide a reception, with office rooms to both floors, together with kitchen and toilet facilities. There is scope for the ingoing tenant to alter the internal layout of the office block to suit their individual needs, subject to prior approval.

Externally the site is fully fenced and gated. To the front of the property is a concrete carpark, while to the rear there is a generous separate yard area and access to the warehouse.

ACCOMMODATION

The property has been measured on a (GIA) gross internal area basis as follows: -

WAREHOUSE	766.8 Sq. M.	8,254 Sq. Ft.
GROUND FLOOR OFFICES	98.5 Sq. M.	1,060 Sq. Ft.
FIRST FLOOR OFFICES	98.3 Sq. M.	1,058 Sq. Ft.
TOTAL	963.6 Sq. M.	10,372 Sq. Ft.

TERMS

The property is held on an existing lease expiring March 2027. The property is available by way of a sub-lease for the residue of the lease on Full Repairing and Insuring (FRI) terms.

RENT

The property is offered with an asking rent of **£65,000 p.a.**

SERVICES

We understand that mains gas, electric, water and drainage are connected to the premises.

VAT

We understand that VAT is applicable to the rent on this unit.

EPC

D (79)

LEGAL COSTS

Each party to pay their own legal costs in connection with this transaction.

VIEWINGS

Strictly by appointment with:



Claire Topping

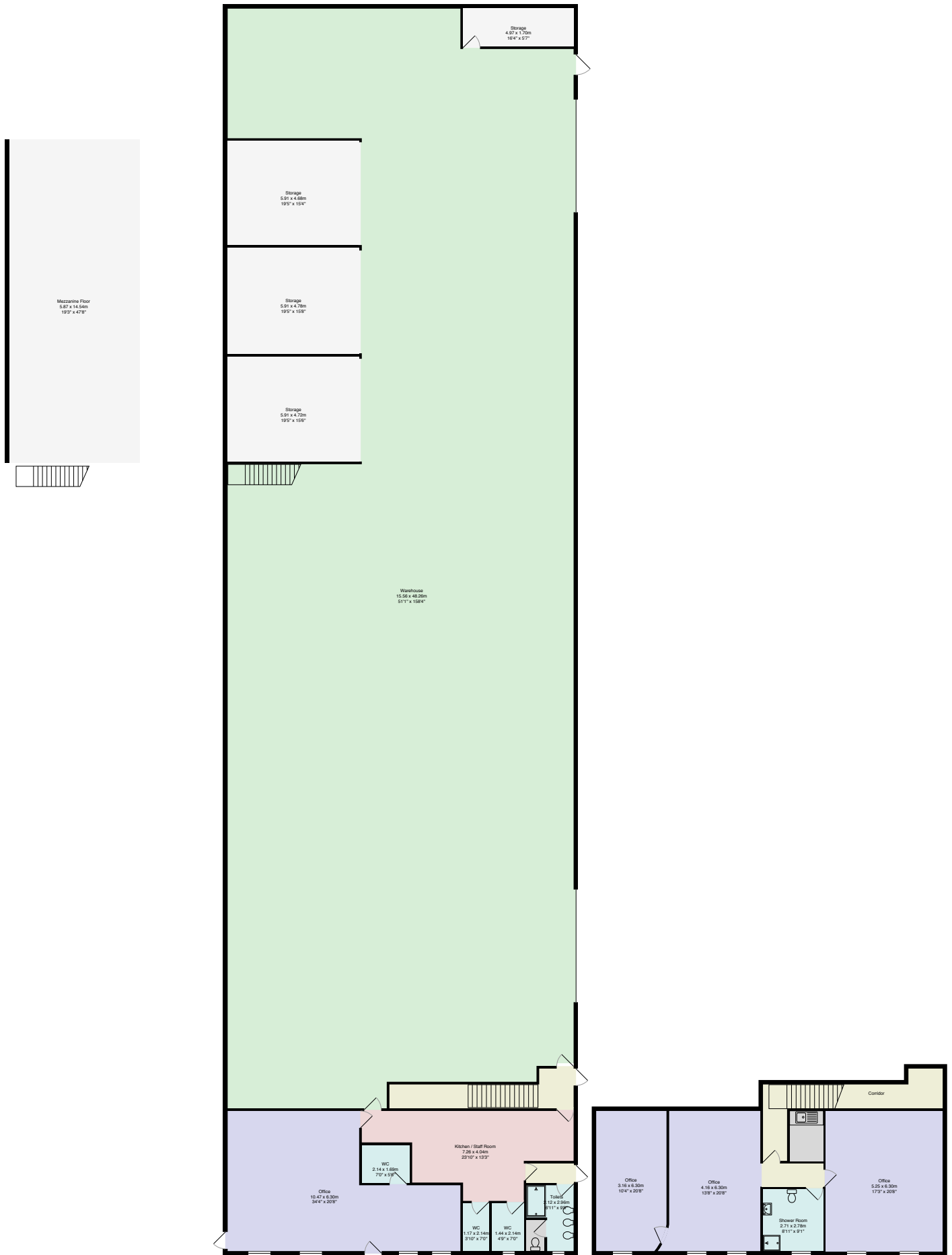
ctopping@prgibbs.co.uk
DD: 01204 928134



Steven Gifford-Dixon

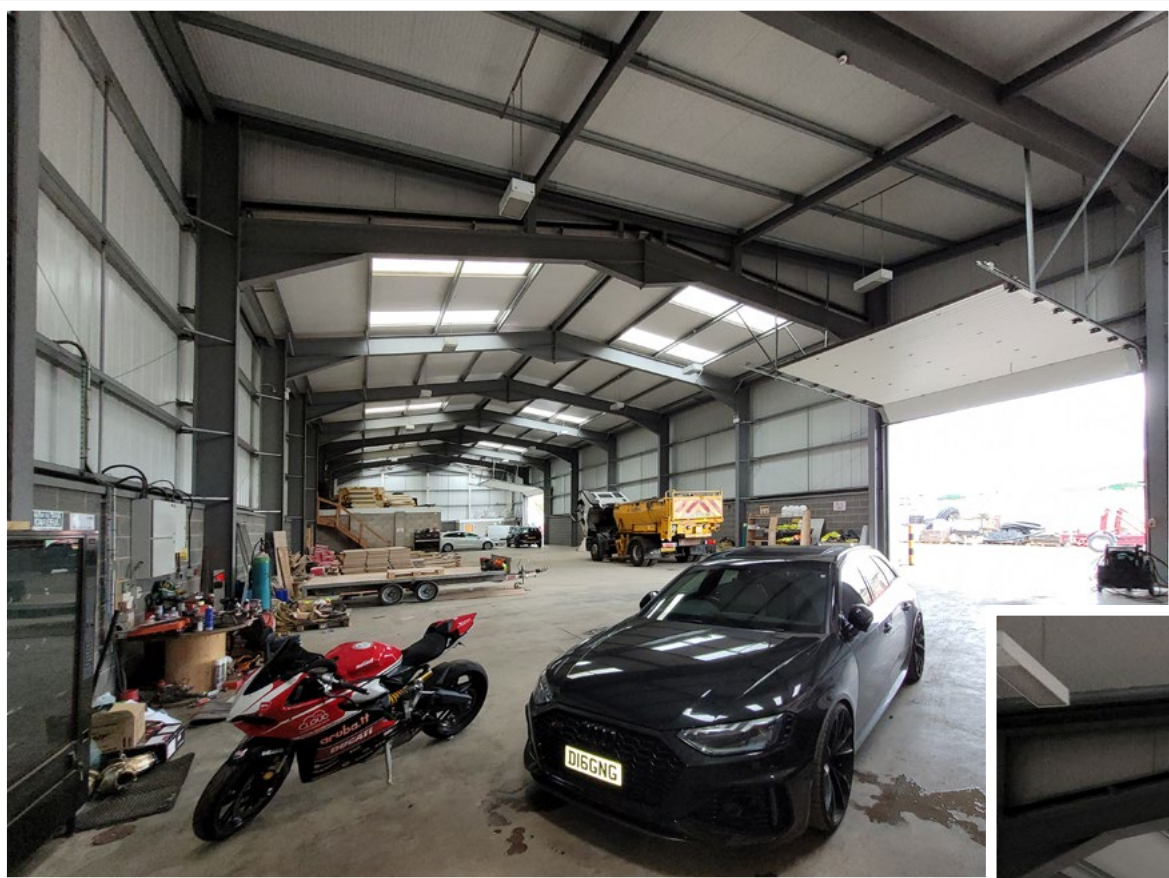
steven@gifforddixon.co.uk

Subject to contract 26th April 2022



All measurements are approximate and for display purposes only.
 Drawn by: Manchester EPC | 07872314115 | hello@manchesterepc.com

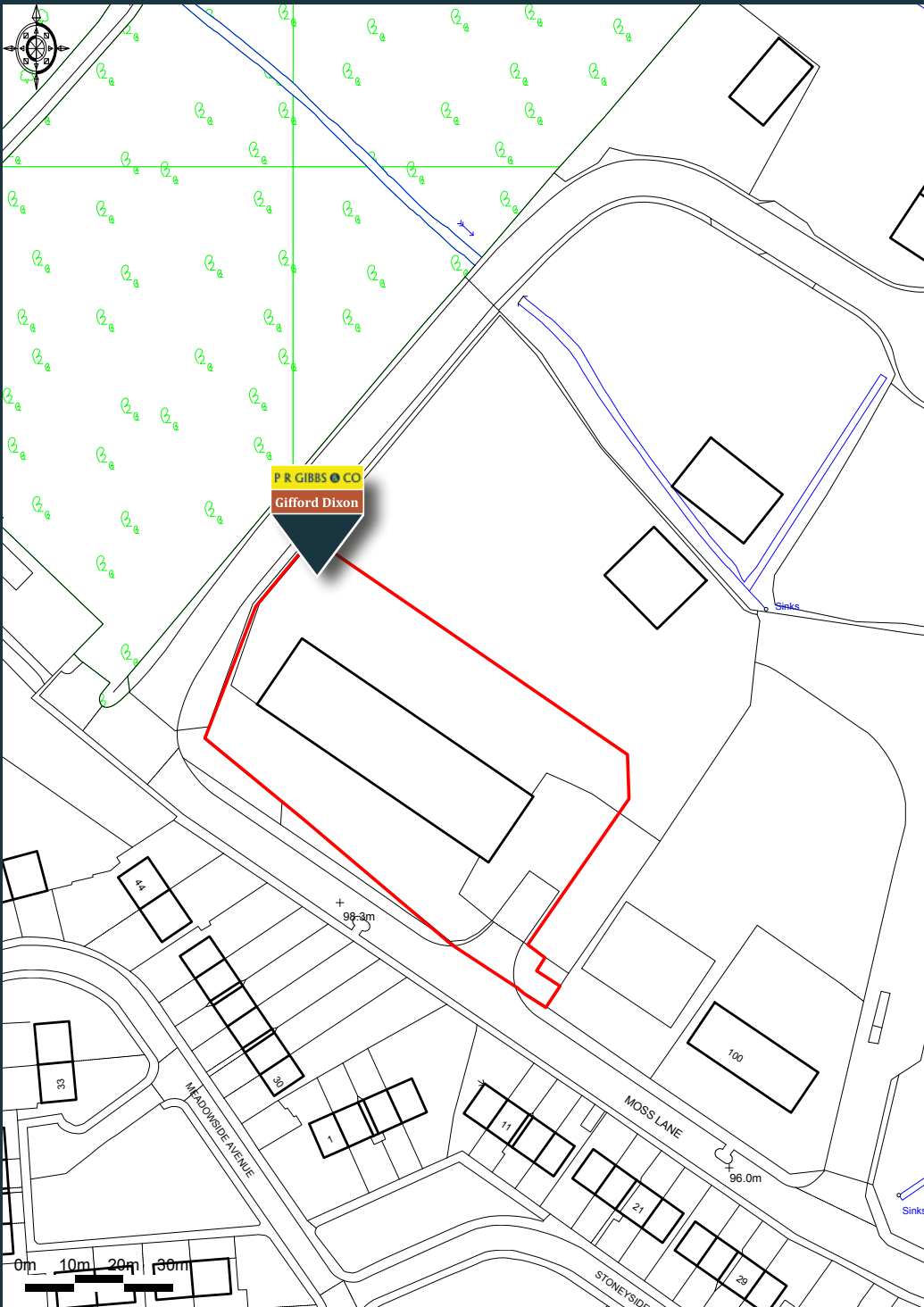
Total Floor Area: 1063.6 m² ... 11448 sq'

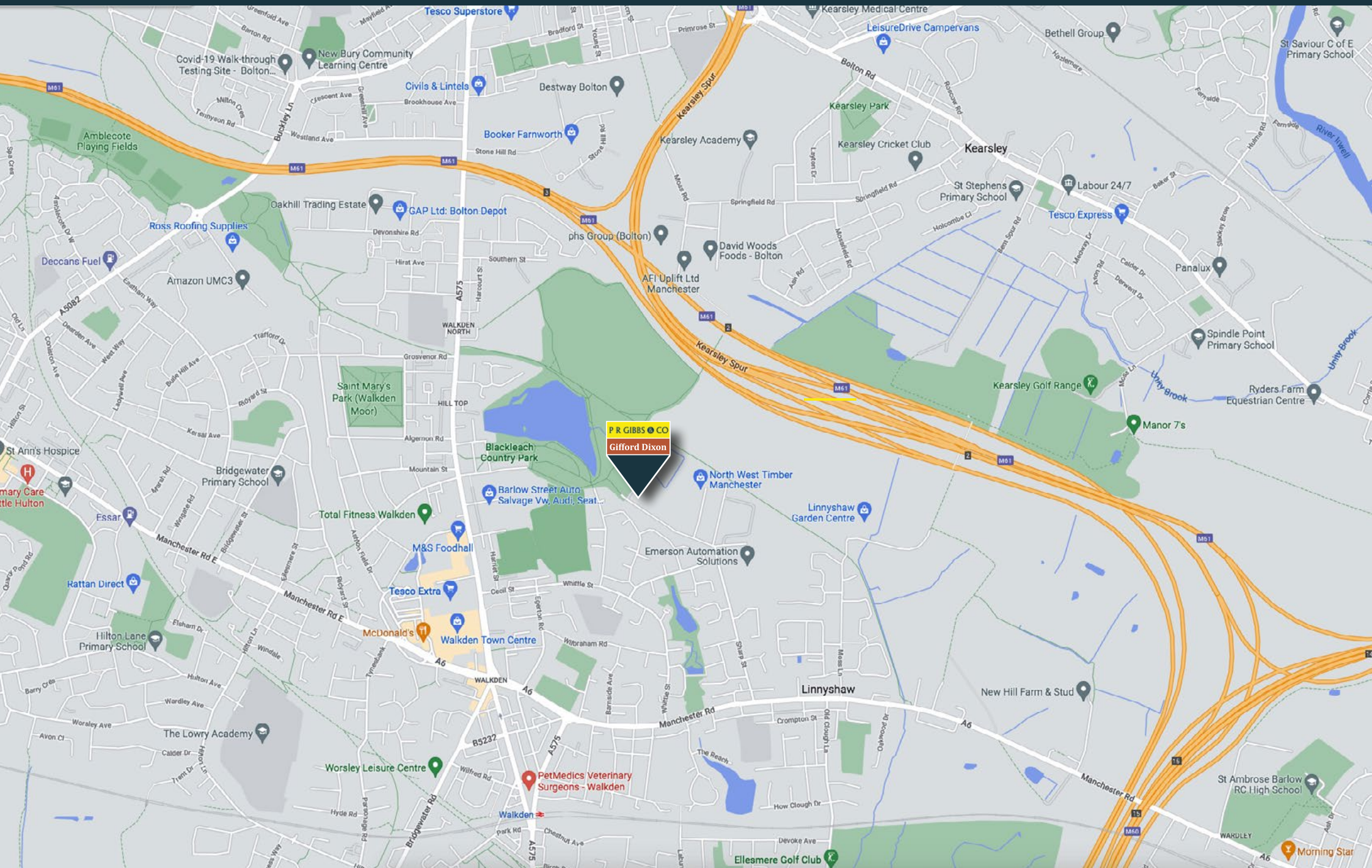






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