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CHARTERED SURVEYORS

# TO LET

PROPERTY ID: 100-056



**MODERN DETACHED SINGLE STOREY ROAD FOOD GRADE PROCESSING / PRODUCTION UNIT WITH RETAIL ELEMENT AND CUSTOMER CAR PARKING**

**4,129 sq. ft** (384 sq. m) including full production, chiller and refrigeration fit out

**9-11, LABTEC STREET, PENDLEBURY, SWINTON, MANCHESTER, M27 8SE**

## PROPERTY DESCRIPTION

The property is a modern detached single storey food grade production/processing unit with a retail element and large customer car park to the front on a secure site just off Bolton Road.

It is of brick construction with a solid concrete floor and a pitched roof of steel decking supported on light steel trusses.

The whole property has been comprehensively fitted out to provide a modern food grade processing /production facility with a retail sales element. The property has been arranged in several rooms; production, processing, refrigeration (with heater control), chiller rooms, storage, sales area, loading bay, offices, staff facilities including changing rooms and showers and Wcs. The whole property is presented to a high specification and is licensed under EC Regulations with additional 30 OTM license.



Externally there is a dedicated and secure car parking area to the front together with front loading bay facilities. The unit presents a clean, smart working environment with an inspection thoroughly recommended.

## PROPERTY LOCATION

The property is located at Labtec Street in the Pendlebury, Swinton district of Manchester in a well-established industrial and commercial area less than 2 mins driving distance off the M62 Motorway accessed at the Bolton Road junction. The property just off and visible from Bolton Road.







## FLOOR AREAS

The property extends to a total gross internal floor area of some 4,129 sq. ft.

## SERVICES

We understand that all mains' services are available, including a three-phase electricity supply.

Lighting is predominantly via strip fluorescent tubes.

Heating, air conditioning and 'insectocuters' and installed throughout.

## RATES

Details on request.

## TERMS

The property is available To Let under the terms of a new full repairing and insuring lease for a period to be agreed. Rent on application.

## ENERGY PERFORMANCE

Certificate available on request.

## SUMMARY:

- Very well-located rare opportunity within Manchester just off the M62 Motorway at Swinton
- Good off street loading facilities and large private on-site car parking
- Long established as wholesale butchers with retail element

## ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations two forms of identification and confirmation of the source of funds will be required from any intending tenant.

## VIEWING

By prior appointment with the Sole Agents:

Mark Warburton Chartered Surveyors  
T: 0776 997 0244.  
E: [mark@mwproperty.co.uk](mailto:mark@mwproperty.co.uk)

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