



Unit 1 Ringway Trading Estate, Manchester, M22 5LH

Prominent Trade Counter / Warehouse Unit

Summary

Tenure	To Let
Available Size	4,531 sq ft / 420.94 sq m
Rent	Rent on application
Rates Payable	£14,364 per annum
Rateable Value	£33,250
EPC Rating	C (71)

Key Points

- Prominent unit
- Dedicated parking
- Clear working height of 3.6m
- Secure yard area
- Well established location

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Summary

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Rateable Value	£33,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (71)

Description

The property comprises a detached trade counter / warehouse unit on a secure site. The warehouse is accessed via to drive in roller shutter doors and has a clear working height of 3.6m and benefits from strip lighting throughout and floor mounted gas heating.

The front half of the property comprises a trade counter / showroom area, with additional office space and associated welfare facilities including WC's and kitchen. Externally there is a secure yard area which is gated and a separate car parking area. The property sits on a secure site which is fully fenced and gated.

Location

The property is located at the front of the well established Ringway Trading Estate in Wythenshawe and benefits from frontage to Shadowmoss Road. Junction 4 & 5 of the M56 are approximately 1.5 miles to the West. Manchester Airport is within 1 mile of the property

Accommodation

The accommodation comprises the following areas:

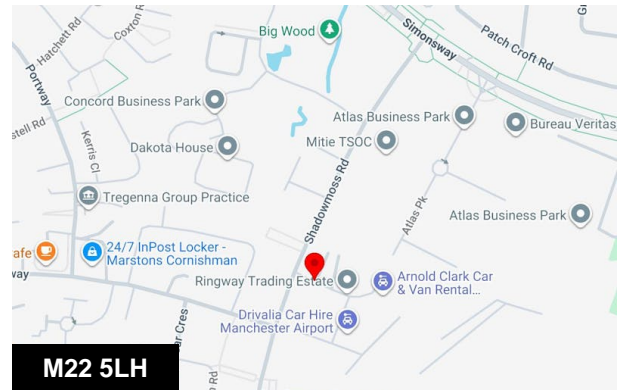
Name	sq ft	sq m
Ground - Warehouse	2,674	248.42
Ground - Office / Trade Counter	1,857	172.52
Total	4,531	420.94

Terms

The property is available to rent on a new full repairing and insuring lease on terms to be agreed

Anti-Money Laundering

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the proposed tenant / purchaser, once a letting / sale has been agreed and prior to instructing solicitors.



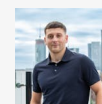
Viewing & Further Information



Andy Backhouse

07548 596 271

andy@sixteenrealestate.com



Cameron Forsyth

0161 461 1616 | 07563 249 911

cameron@sixteenrealestate.com

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

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