

TO LET

80,092 sq ft

7,440.79 sq m

Unit L1-L3, Lyntown Trading Estate,
Manchester, M30 9QG

Detached Industrial / Warehouse Unit - Available

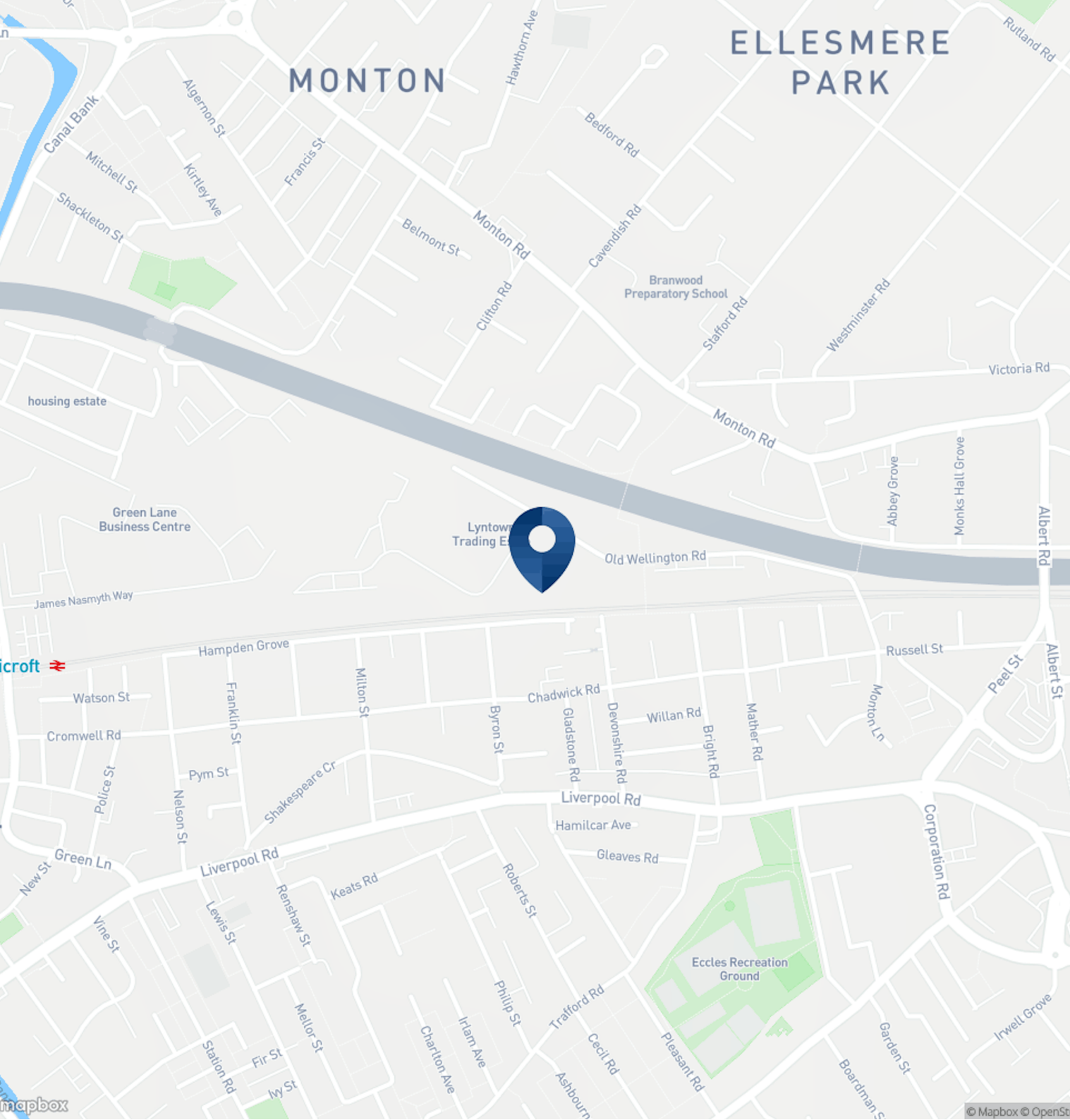


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Summary

- Detached steel portal frame building
- Secure self contained site of 3.59 acres
- Two separate concrete surface yards
- Eaves height of approximately 6 metres
- Two separate 2-storey office buildings
- 5 Dock loading doors
- 8 Drive-in level loading doors
- c. 60 Car parking spaces





Location

The premises is located on the Lynton Trading Estate, accessed from the A57 Liverpool Road. This is a well-established industrial area offering excellent accessibility to the M602, M60 and M62 motorways. Junction 2 of the M602 is within 1 mile and Manchester city centre is 2.5 miles to the east.



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L1L1 Lyntown Internal Photo.jpg

Details

At a glance

Available Size	80,092 sq ft
Rent	Rent on application
Business Rates	Upon Enquiry
VAT	Upon Enquiry
Legal Fees	Upon Enquiry
EPC Rating	Upon enquiry

Description

Lyntown Trading Estate offers an established industrial estate comprising in excess of 20 industrial / warehouse units that are strategically placed for servicing the Greater Manchester area and beyond and having attracted local regional and national occupiers.

The units will be refurbished to a high specification and available by way of a full repairing and insuring lease.

Unit L offers a high quality warehouse / industrial unit within a self contained secure site, offering over 80,000 sq ft of space.

The unit benefits from 5 dock level loading doors, 8 drive in doors, 6m eaves, ancillary office space over two floors, 2 separate loading yards and 60 car parking spaces.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	71,812	6,671.55	Available
Ground - Ground Floor Offices	4,140	384.62	Available
1st - First Floor Offices	4,140	384.62	Available
Total	80,092	7,440.79	



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