



## Unit U&V Highfield Road, Little Hulton, M38 9ST

### Detached Industrial / Warehouse Unit

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	24,343 sq ft / 2,261.54 sq m
<b>Rent</b>	Rent on application
<b>EPC Rating</b>	Upon enquiry

#### Key Points

- Detached unit
- 4.98m eaves height
- Yard area to the front and rear of the unit
- 1.03 acres site
- Fully fenced and gated site
- Approx. 1 mile to Junction 4 M61

# Unit U&V Highfield Road, Little Hulton, M38 9ST

## Summary

Available Size	24,343 sq ft
Rent	Rent on application
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Location

The unit is situated on Highfield Road Industrial Estate and is accessed via Manchester Road West (A6) which provides direct access to Junction 4 of the M61 which is approximately 1 mile to the north west of the unit.

## Description

The property comprises a detached warehouse unit set on a self contained secure site. The unit is of a steel portal frame construction with a combination of brick and profile metal clad elevation under a pitched roof with 10% roof lights. The warehouse benefits from lighting throughout the unit and an eaves height of 4.98m and is accessed via 3 drive in roller shutter doors. There is two storey office accommodation located along part of the front elevation of the unit and includes kitchen and WC's. Externally there is a yard area to both the front and rear of the unit. The site is fully fenced and gated.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	21,227	1,972.05
Ground - Offices	1,558	144.74
1st - Offices	1,558	144.74
<b>Total</b>	<b>24,343</b>	<b>2,261.53</b>

## Business Rates

The property is currently assessed as Unit U & Unit V. The rateable values for each part are:

Unit U - £43,750 & Unit V - £35,000

## EPC

The property is currently assessed as Unit U & Unit V. The EPC for each part is:

Unit U - C (73) & Unit V - D (80)

## Terms

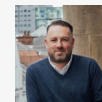
The property is available by way of a new full repairing and insuring lease on terms to be agreed.

## Anti-Money Laundering

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



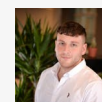
## Viewing & Further Information



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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.

Misrepresentation Act: Sixteen Real Estate for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Sixteen Real Estate has any authority to make any representation of warranty whatsoever in relation to this property. Generated on 18/11/2025