



**TO LET (MAY SELL)**

**UNIT 3 WESTCROFT INDUSTRIAL ESTATE, MIDDLETON. M24 4GJ.**

Industrial / Warehouse Unit With Offices and Parking

3,670.ft. - 341 sq.mtrs approx

- Large roller shutter access door
  - Good Eaves Height
- Well positioned for access to the M60

**RENT £30,000 P/A (Exclusive)**

**VIEWING: BY APPOINTMENT THROUGH AGENT**



Barton Kendal, Commercial & Industrial Chartered Surveyors, Valuers & Estate Agents

[www.barton-kendal.co.uk](http://www.barton-kendal.co.uk) Tel: 01706 353 794

E: [marc@barton-kendal.co.uk](mailto:marc@barton-kendal.co.uk)

# Unit 3 Westcroft Ind Est, Middleton

## LOCATION

The property is situated on Westcroft Industrial Estate, off Manchester Old Road (A576) close to Middleton Town Centre, and a short drive to Junction 19 of the M60 motorway. The property is in an established commercial area.

## GENERAL DESCRIPTION

The property is a detached industrial / warehouse unit with access via a large roller shutter door.

Internal ground floor kitchen and WC facility, with and first floor offices.

Externally the property has the benefit of a concrete yard/storage area to the side as well as parking for approximately 6 vehicles.

The property benefits from 3 phase electricity, and a gas supply with new warm air blower.

## FLOOR AREA

Total - 3,670 sq.ft. - 341 sq.mtrs approx.

## TERMS

The unit is available by way of a new lease for a length of term to be agreed.

## RENT

£30,000 per annum exclusive  
Rent is payable quarterly in advance

Alternatively our client may consider a sale at at £385,000.

## USE

Most uses would be considered with the exception of all motor trade related uses.

All interested parties must make their own enquiries of the local Planning Authority as to their intended use.

## VAT

VAT may be payable on the rent/purchase price.

## RATES

According to the Valuation Office Agency's on line rating list, the property has a

Rateable Value: £9,000

Under the current small business rate relief scheme the property is eligible for 100% business rate relief should the ingoing tenant qualify.

All parties are advised to satisfy themselves as to the rating liability.

## SUBJECT TO CONTRACT

The property is offered subject to formal contract/lease agreement and suitable references.

## VIEWING

Strictly by appointment with joint agents [BARTON KENDAL](https://www.bartonkendal.co.uk) 01706 353 794 - contact Marc Wright.



\* Redline for illustrative purposes only.

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