



## 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
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

<b>Available Size</b>	4,531 sq ft
<b>Rent</b>	Rent on application
<b>Rateable Value</b>	£33,250
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	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:

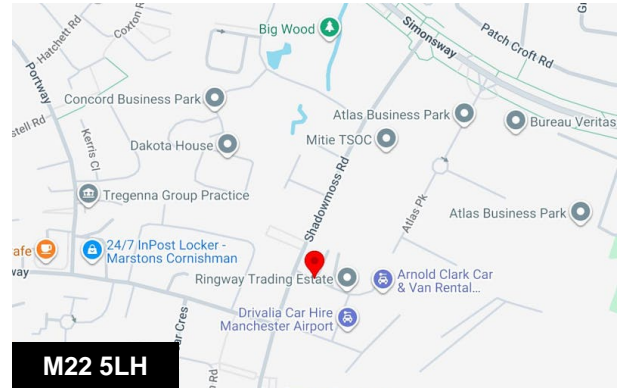
Name	sq ft	sq m
Ground - Warehouse	2,674	248.42
Ground - Office / Trade Counter	1,857	172.52
<b>Total</b>	<b>4,531</b>	<b>420.94</b>

## Terms

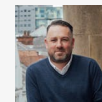
The property is available to rent on a new full repairing and insuring lease on terms to be agreed

## 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



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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.

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