



# To Let



# **Site Benefits**

- > Newly Refurbished
- > Rent free period
- > Flexible terms
- > Immediate access to Jct 4 M61
- > Secure yard with additional parking
- > Modern steel portal frame
- > 5m minimum internal height
- > Local Amenities



# Unit F Highfield Road Industrial Estate

Little Hulton, Manchester, M38 9ST

18,284 SQ FT

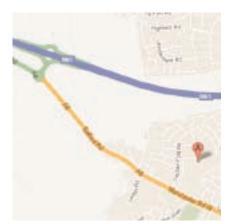


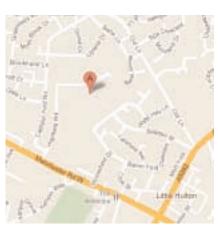












#### LOCATION

The Property is located within Little Hulton, part of the Borough of Salford. Little Hulton is located immediately of junction 4 of the M61 motorway, and only three miles from the M60/M61/M62 interchange.

Banks, shops and restaurants are located close by in Walkden town centre.

# **DESCRIPTION**

The property comprises of a stand alone industrial/warehouse unit with brick elevations. The building is of steel portal frame constuction having a clear minimum internal height of 16ft 6ins (5m) to underside of the haunch. The warehouse area has a clear span to the centre and is lit by way of sodium lighting. Loading access is provided via two rollershutter doors leading to a substantial securely fenced and gated yard area to the side of the property.

The offices are located within a double storey brick extension to the front of the property. Heating and hot water is supplied by way of a installed combination boiler.

Seperate male and female wc facilities are provided.

## ACCOMMODATION

The property comprises the following accommodation expressed on a gross internal floor basis:-

Offices	2,495 sqft	232 sqm
Warehouse	15,789 sqft	1,467 sqm
Total	18,284 sqft	1,699 sgm

# **SERVICES**

All mains services including gas, 3 phase electricity, mains water and drainage are provided.

# **LEASE TERMS**

The premises are available on a new full repairing and insuring lease for a term to be agreed.

# **RENT**

Competitive rent negotiable with generous incentive, details upon application.

#### **VIEWING**

Strictly by prior arrangement with the joint agents.

## CONTACT

Please contact Peter Stevens Estates directly regarding your enquiry.



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