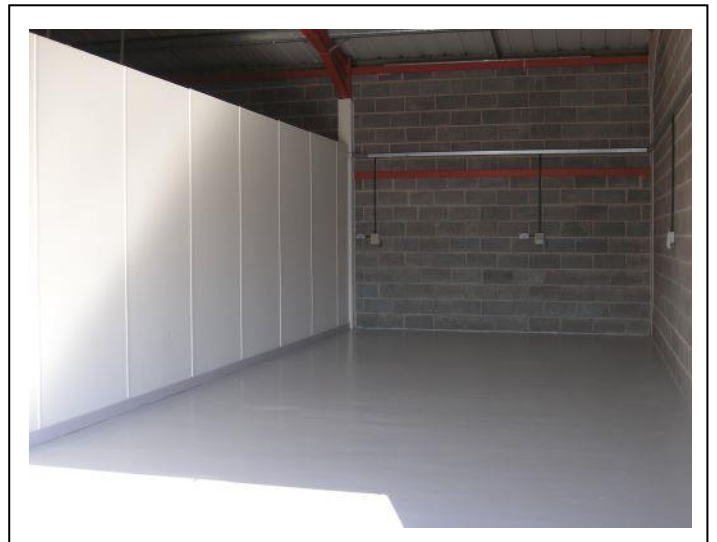


MODERN INDUSTRIAL UNIT

TO LET

**UNIT 7
WILLAN ENTERPRISE CENTRE
FOURTH AVENUE, VILLAGE
TRAFFORD PARK, MANCHESTER
M17 1DB**

1,195 SQ FT (111.01 SQM)



Contact: Toby Holmes

Willan Investments Ltd, 2 Brooklands Road, Sale M33 3SS

T: 0161 973 1234 E: tobyh@willan.co.uk



WILLAN

LOCATION

Willan Enterprise Centre is located on Fourth Avenue, Village, in the heart of the popular Trafford Park, and within 4 miles of Manchester City Centre. Transport links are excellent with junction 10 of the M60 within a few miles, which links with the M62.

DESCRIPTION

Unit 7 is a mid terrace property of 1,195 sq ft providing half open plan warehouse space and half office with WC facilities. The building is of a steel portal frame construction with full brick elevations and a corrugated steel roof, which incorporates translucent panels for light. The unit has an eaves height of 4 meters and an up and over sectional loading door 2.6 metres wide by 2.7 meters high. 3-phase electricity is available along with mains gas.

SERVICES

Mains water, electricity, gas and drainage are connected.

RATING ASSESSMENT

The property is currently listed on the Valuation Office website as having a rateable value of £10,250 with the current Business Rates Multiplier applied for the rates payable. For information relating to the Rateable Value please visit the Valuation Office Website: www.voa.gov.uk

PLANNING

The units have planning consent for use for storage and distribution within Class E(g) or Class B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended by the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020).

TERMS

The premises are available by way of a full repairing and insuring lease for a term of years to be agreed.

RENT

£15,535.00 per annum plus VAT exclusive.

SERVICE CHARGE

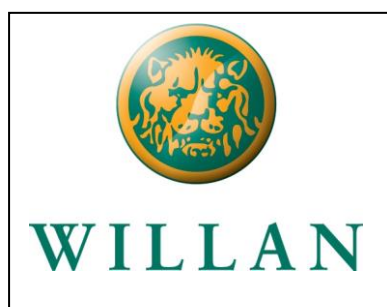
There is a service charge in place which covers items of a communal nature including the maintenance of the landscaping.

VAT

All figures quoted are exclusive and will be liable to VAT at the prevailing rate.

VIEWING

For further information and an appointment to view, please contact either Toby Holmes of Willan Investments Limited or Joseph Wilshaw of Roberts Vain Wilshaw.



tobyh@willan.co.uk



joseph.wilshaw@rvwcs.co.uk

Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.