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commercial property consultants

TO LET

MODERN INDUSTRIAL UNIT

110m² (1,184 sq ft)

Kestrel Court
Unit E3
Kestrel Road
Trafford Park
M17 1SF

- Established Industrial location
- Good transport connections
- Available immediately

1 King Street
Manchester M2 6AW
Email: agency@wtgunson.co.uk

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LOCATION

The property is situated on the western side of Kestrel Road in an established industrial location in Trafford Park.

The Trafford Centre, Media City/Salford Quays and the M60 Manchester Orbital Motorway are just a short drive away. Manchester City Centre is 4 miles East of the subject property.

DESCRIPTION

The property comprises a modern terraced single storey industrial unit of steel portal frame construction with part brick/blockwork elevations, part steel clad underneath a lightweight sheet metal profile roof incorporating translucent roof lights.

Internally, the unit provides a workshop area with manual roller shutter access as well as a ground floor office and WC. There is also a mezzanine for storage purposes.

Externally, there is a loading/parking to the front of the unit.

ACCOMMODATION

As measured on a gross internal basis in accordance with the RICS Property Measurement 2nd Edition, the unit measures:

110m² (1,184 sq ft)

LEASE

The property is available by way of a new effectively fully repairing and insuring lease for a term of years to be agreed at an initial rent of **£18,000 per annum.**

SERVICE CHARGE

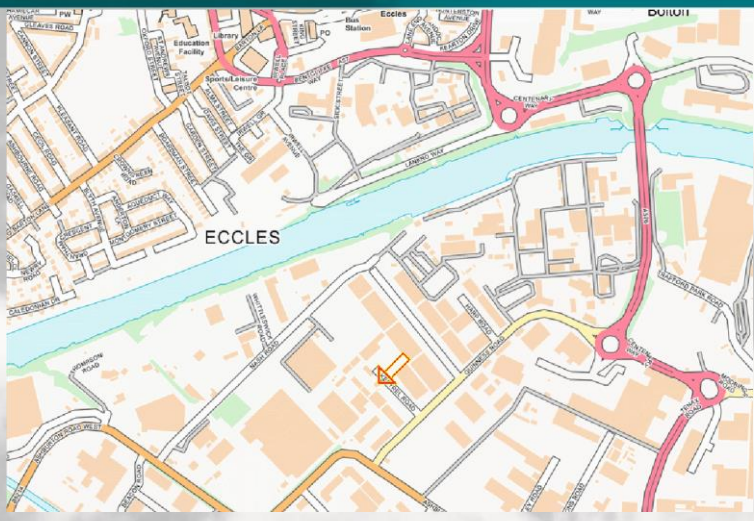
A service charge will be levied to cover the maintenance of the common areas of the estate. The current service charge is TBC.

BUILDINGS INSURANCE

The landlord insures the property and recovers the cost from the tenant. The current cost is TBC.

BUSINESS RATES

To be reassessed.



EPC

A copy of the EPC is available upon request.

VAT

We are advised that VAT will be applicable.

VIEWING

By appointment with the joint agents:

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RICS

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RICS

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