



Unit 3, Westcroft Industrial Estate, Middleton, M24 4GJ

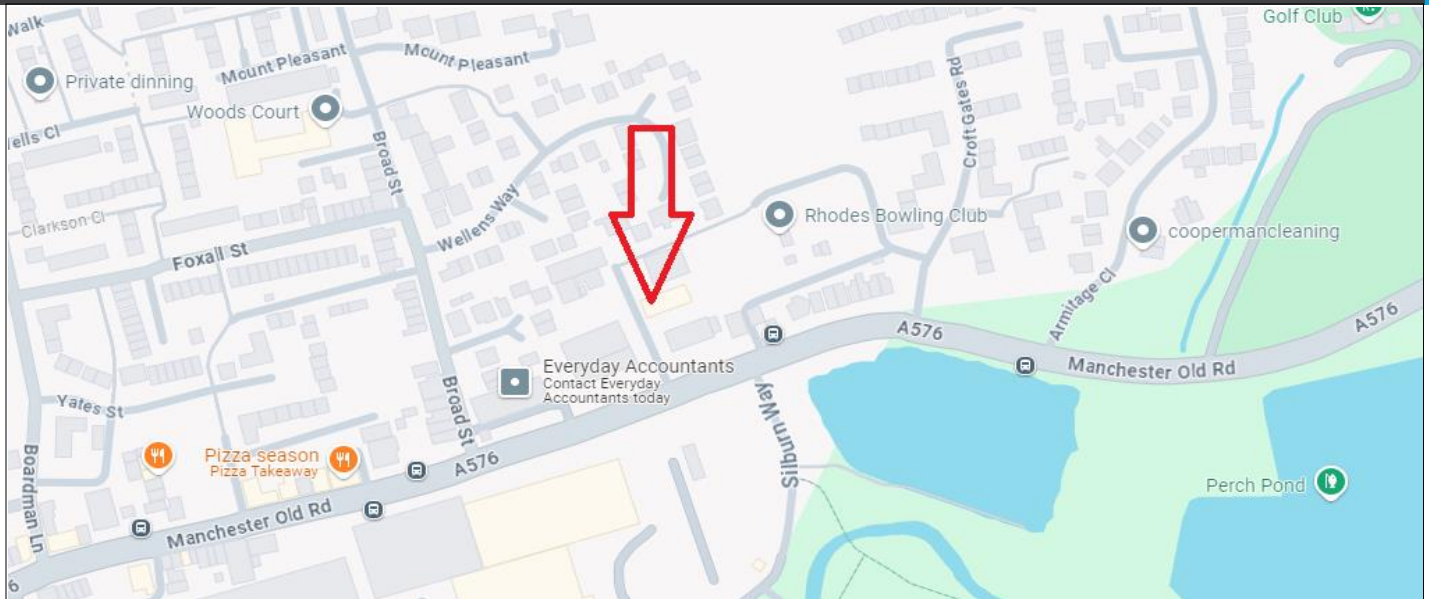
Circa 3,670 sq ft

Detached unit with offices available on flexible lease terms

- Kitchen and WC facilities
- Integral offices
- Level access loading
- **RENT ON APPLICATION**



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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.

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.

Rental

The property is available on a leasehold basis. The quoting rent is £30,000 per annum.

Alternatively, a sale may be considered. The quoting price is £385,000

Legal Costs

Each party will bear their own legal costs.

Rating

We advise that all parties contact the relevant local authority to obtain the rateable value.

VAT

Finance Act 1989 – unless otherwise stated all prices and rents are exclusive of VAT

Subject to Contract

The property is offered subject to formal contract / lease.

Viewing

Viewings strictly by appointment with agents BC Real Estate and Barton Kendal Commercial. Please contact:

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