



Unit 3, Agecroft Network Centre, Lamplight Way, Salford, M27 8UJ

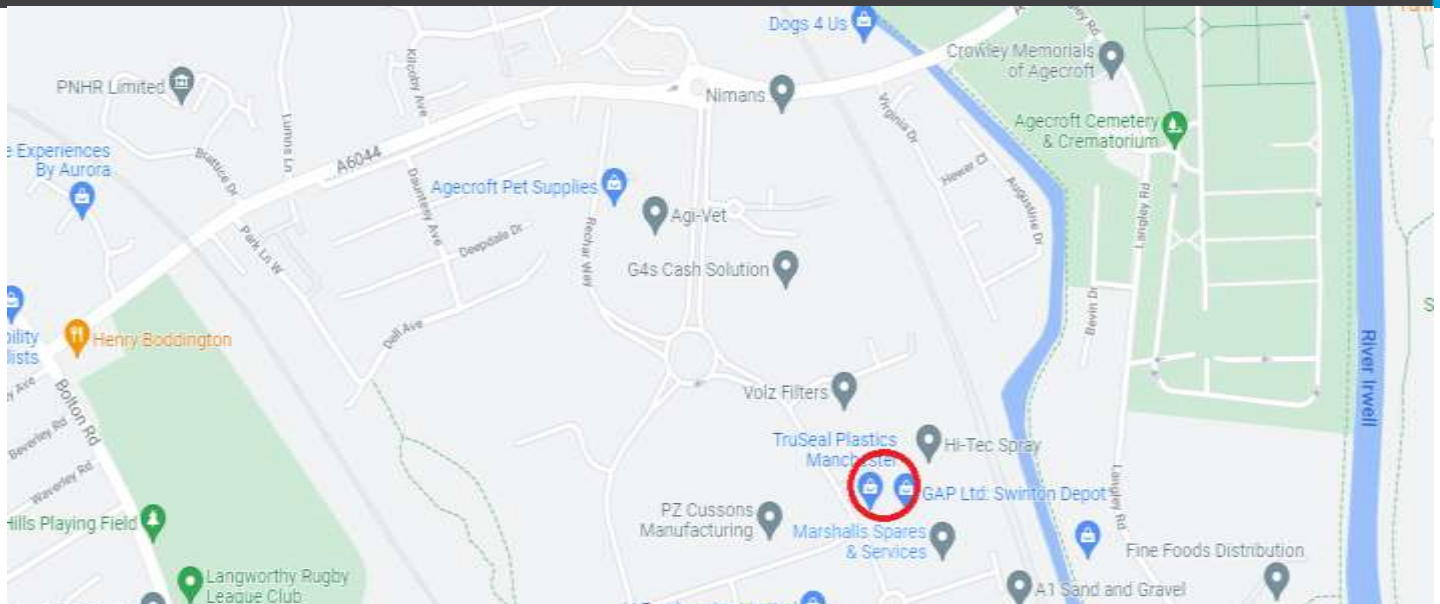
C1,750 sq ft

Modern Warehouse Unit with offices

- A single level access loading door
- Modern steel portal frame construction
- Single storey warehouse with offices
- **RENT ON APPLICATION**



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Location

The property is located off Lamplight Way situated just off Agecroft Road (A6044).

The unit is located 5 miles North West of Manchester City Centre. The East Land Road (A580) is 1.5 miles and provides direct access into Manchester City Centre within 15 minutes.

The regional motorway network is also accessed via Junction 15 of the M60 (3 miles) and Junction 17 of the M62 (3 miles).

Description

The property comprises of a single storey refurbished warehouse benefitting from the following:

- Good quality single storey offices
- 1 roller shutter door
- 3 phase electricity
- Circa 4.9 metre eaves
- W/Cs
- The estate is secure and gated
- Solid concrete warehouse floor

Rental / Price

The property is available on a leasehold basis.

The rent is available on application.

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 sole agents BC Real Estate. Please contact:

John Barton john@bcrealestate.co.uk

Gary Chapman gary@bcrealestate.co.uk