



**DRAFT DETAILS**

**TO LET**

**BUSINESS PREMISES WITH SECURE YARD**

**SITE AREA 0.45 ACRE**

**YARD 1025 SQM (11,030SQFT)**

**WORKSHOPS 460 SQM(4950 SQFT)**



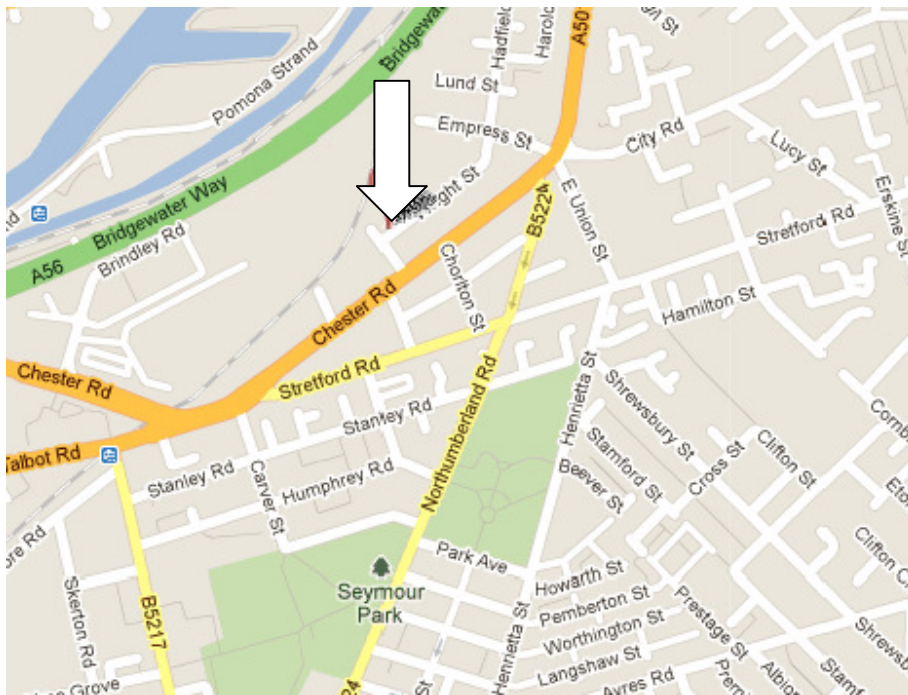
**6 DARWEN ST,  
OLD TRAFFORD  
GREATER MANCHESTER  
M16 9HT**

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Beesleys Chartered Surveyors, Rossetti Place 6 Lower Byrom Street Manchester M3 4AP Tel: 0161 839 2444 Fax: 0161 839 2737

## LOCATION

The site is situated just off Chester Rd (A5014) within a mile of the Mancunian Way (A56/A57M) and 3.5 Miles to M60 junction 9.



## DESCRIPTION

The yard and buildings are situated at the end of Darwen St. This is an extremely secure site, being flanked on one side by the railway and high fencing and to the other aspects, tall buildings. There are 2 workshop / warehouses in the yard area.



## **ACCOMMODATION**

Small workshop 860 Sqft

Main workshop / warehouse 4090 Sqft

Yard area 11,030 Sqft (1225 Sq yds).

## **RATING**

Rates Payable would be in the region of £9,500 per annum. (2011)

## **LEASE**

**New lease on flexible lease terms. At a rental of £21,000 per annum.**

## **VAT**

All prices quoted are exclusive of but may be subject to VAT.

## **VIEWINGS**

By Arrangement with the sole agent:

## **Beesleys Chartered Surveyors**

**Rossetti Place**

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**Manchester**

**M3 4AP**

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