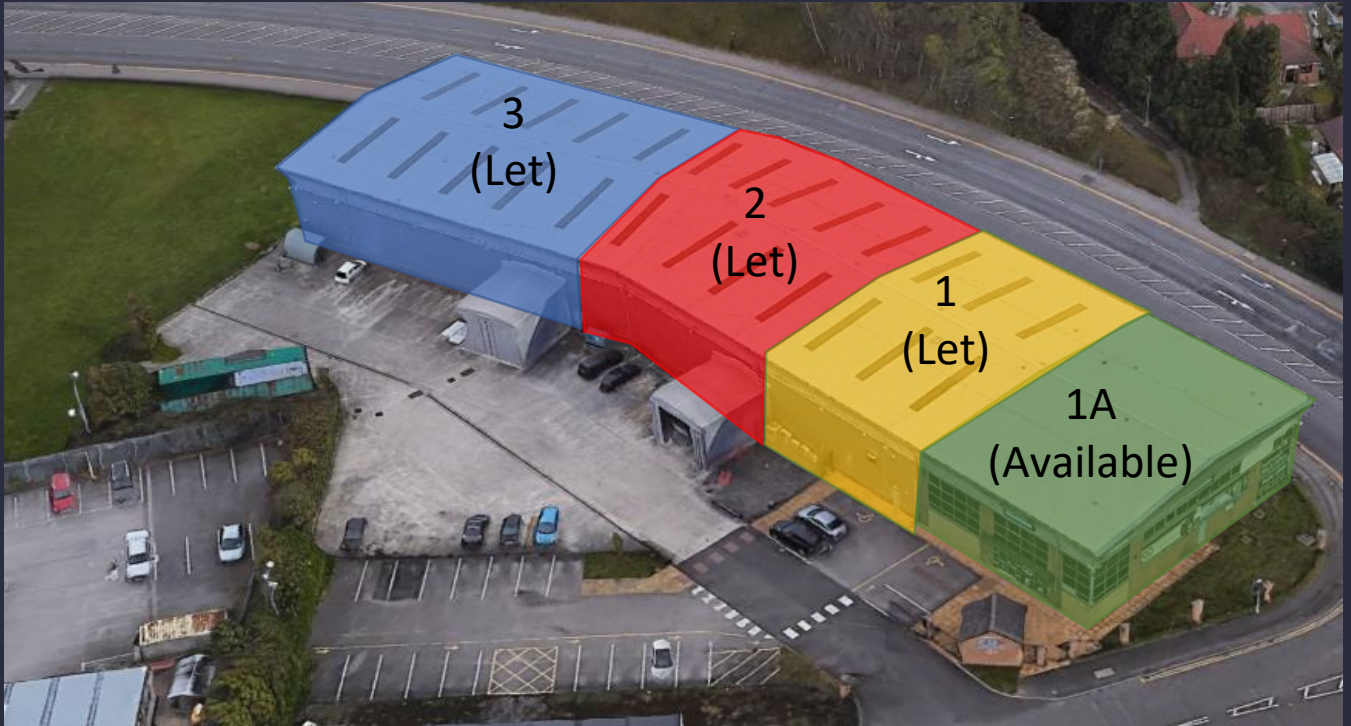


RIDLEYTHAW



TO LET

Industrial Unit

Unit 1A – 9,273 sq.ft (861.49 sq.m)

Velo Business Park
2 Belle Vue Avenue
Manchester
M12 4AS

- Modern, well-maintained offices
- Direct access to the A6 and A57, as well as close proximity to the M60 motorway
- 3 Phase electricity

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RIDLEYTHAW

Location

Velo Business Park is located on Belle Vue Avenue, in the industrial pocket of Belle Vue. The unit benefits from excellent motorway access within 3 miles of the Junction 24 of the M60 (Denton Island). Furthermore, the A6 provides excellent direct access to both Manchester City Centre and Stockport.

Description

The subject property comprises 9,273sq.ft of modern office space arranged over two floors with a passenger lift. The unit is modern and has been well maintained with features including the following:

- 3 Phase Electricity
- Onsite parking

Accommodation

Offices 9,273sq.ft (861.49sq.m)

Terms

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

Rental

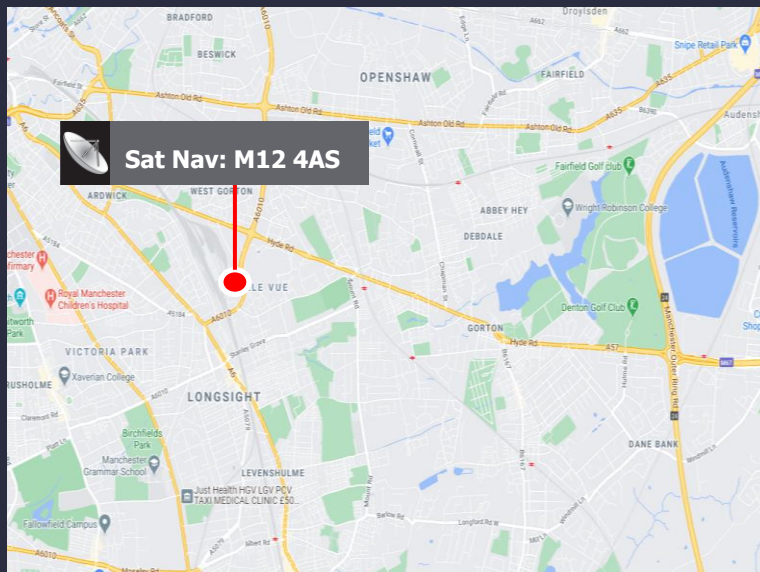
£45,000 per annum payable quarterly in advance

VAT

All figures are exclusive of, but may be subject to VAT.

Viewing/ further information Please contact:

Nathan Stringer at Ridley Thaw LLP
ns@rtlip.co.uk.



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