

# RIDLEYTHAW



## TO LET

Unit 2 – Warehouse Space  
1,907 sq.ft

- 3 Phase Electricity
- High Quality Specification Unit
- First Floor Office
- Excellent Road Links

Priestley Road  
Wardley Industrial Estate  
Manchester  
M28 2LX

0161 669 4000 | [rtlip.co.uk](http://rtlip.co.uk)

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## Location

The subject property is located on the Priestley Point Estate within the Wardley Industrial Estate just off Priestley Road. The unit provides excellent road links such as, access via the M60 and M61. Access to Liverpool and Manchester can also be accessed through the A580.

## Description

Priestly Point Estate provides a development of high-quality industrial units. The units were constructed to a high specification in September 2020. The units comprise electric roller shutters and a secure, private entrance.

## Accommodation

The units comprise of circa 1,900 sq. ft, with the following layout:

<b>Warehouse</b>	<b>1,323 sq.ft (122.96 sq.m)</b>
<b>Ground floor office space</b>	<b>292 sq.ft (27.13 sq.m)</b>
<b>Office (Mezzanine)</b>	<b>292 sq.ft (27.13 sq.m)</b>
<b>TOTAL</b>	<b>1,907 sq.ft (177.22 sq.m)</b>

## Business Rates

The tenant will be responsible for the payment of business rates.

## Terms

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

## Rent

£25,000 per annum payable quarterly in advance.

## Service Charge

£1,500 per annum payable quarterly in advance

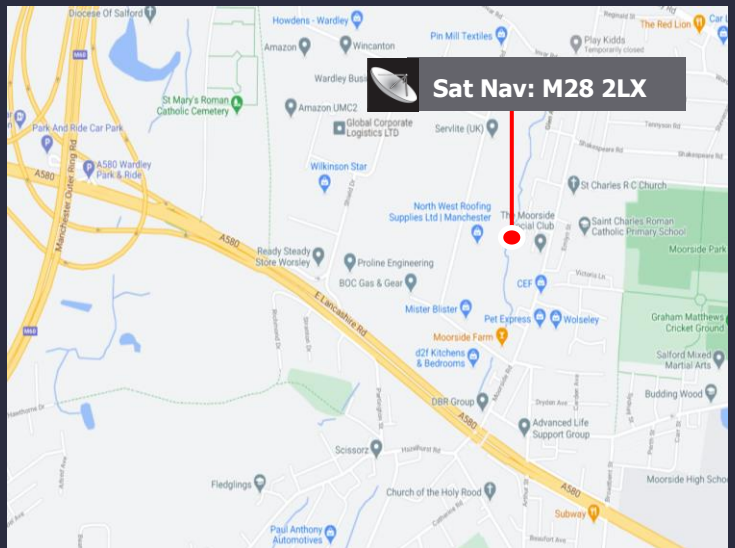
## VAT

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

## Viewing/ further information Please contact:

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**0161 669 4000 | [rtllp.co.uk](http://rtllp.co.uk)**



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