

RIDLEYTHAW



TO LET

Warehouse/ Industrial Units
2,500 sq.ft.

- Onsite parking
- Ancillary office accommodation
- Popular local trading estate

Sedgley Park Trading Estate
George Street
Prestwich
M25 9WD

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RIDLEYTHAW

Location

The subject property is located in the Sedgley Park area of Prestwich, approximately 3 miles North of Manchester City Centre, just off the A56 Bury new Road.

Sedgley Park Trading Estate is an active and popular local trading estate with strong links to the local community.

Description

The availability comprises two recently built industrial units of steel portal frame and blockwork construction. Externally, the elevations are brickwork to a height of approximately 2 meters with steel profile cladding panels above. The roof covering is insulated composite panels, incorporating 10% roof lights.



Availability

New Build

Unit 2 - 2,500 sq.ft (232.26 sq.m)
Unit 3 - 2,500 sq.ft (232.26 sq.m)

Terms

The units are available on a new lease for a term of years to be agreed.

Rents

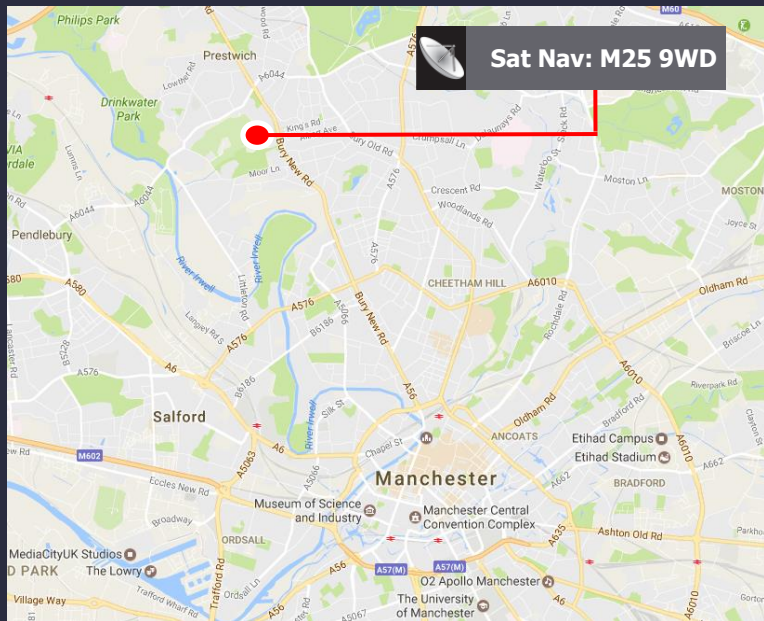
£27,500 per annum payable quarterly in advance.

VAT

All figures are exclusive of, but may be subject to VAT. Property not VAT registered at present.

Viewing/ further information Please contact:

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