



TO LET



Unit 7, Mayfield Industrial Estate, Liverpool Road, Irlam, Manchester M44 5GD

Modern Industrial/Business Unit With Quality Offices And Parking For Up To 7 Vehicles, Close To Junction 11 M60. Approx 2,800 sq ft.

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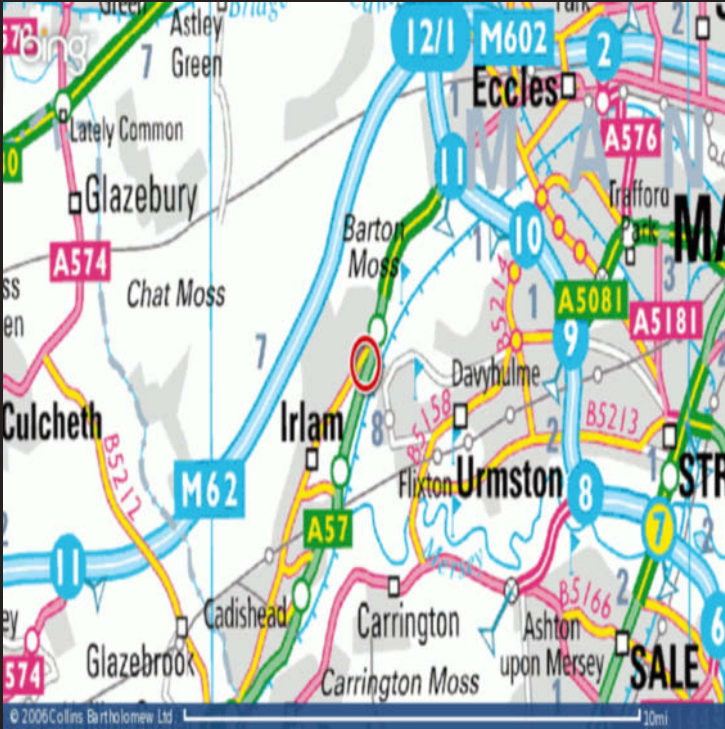


Commercial Property
Advisers and Agents

www.tfcproperty.com

0161 234 0777

Unit 7 Mayfield Industrial Estate



LOCATION

The units are located on the modern and established Mayfield Industrial Estate, just off the A57 Liverpool Road, which connects Irlam Town Centre and Junction 21 of the M6 and with the M60 at Junction 11 approximately 1.5 miles away to the north east.

DESCRIPTION

The premises comprise a modern industrial/business unit of portal frame construction with an eaves height of approximately 4.45 m. Elevations are of brick and internal facing blockwork with insulated profile cladding above underneath a profile metal decked roof. Access is provided via a sectional up and over door approx 3.08 m x 3.5 m.

There is a showroom/office area to the ground floor together with kitchen and male and female WC facilities. To the first floor there is a further office and kitchen area.

Car parking is provided externally and can accommodate up to 7 vehicles.

ACCOMMODATION

Measured in accordance with the RICS code of practice we estimate the property provides the following areas : -

	SQ FT
Warehouse	2,007
GF Office Kitchen & WC's	400
FF Offices	400
TOTAL	2,807 Sq ft

RATEABLE VALUE

£14,500

TERMS

The premises are available to rent for a number of years to be agreed on a full repairing and insuring lease, details are available upon request.

VAT

Unless otherwise stated all prices and rents are exclusive of VAT. The tenant may be liable to VAT at the appropriate rate.

VIEWING

Strictly by appointment please call TFC on 0161 234 0777.

