

**264 TRAFFORD ROAD  
ECCLES, MANCHESTER M30 0JJ  
FOR SALE - £395,000**



**INDUSTRIAL UNIT WITH YARD, TWO STOREY OFFICES,  
RECEPTION, KITCHEN AND WC  
PROVIDING APPROX 258.8 SQ.M (2787 SQ.FT.)  
WITHIN A SECURE COMPOUND.**



## DESCRIPTION

Situated in a predominantly residential location, this site comprises two storey brick office building with reception, two offices, warehouse/workshop, two storage rooms, kitchen, WC and yard to the ground floor with two further offices to the first floor.

The premises provides a total of 258.8 sq.m (2787 sq.ft.) within a walled compound.

### MAIN WAREHOUSE/WORKSHOP 12.9m x 6.44m

STORAGE UNIT 2 6.6m x 4.3m

STORAGE UNIT 3 5.2m x 4.1m

STORAGE UNIT 4 6.8m x 3.9m

STORAGE UNIT 5 3.9m x 2.5m

RECEPTION 3.8m x 2.8m

MAIN OFFICE 4.9m x 3.3m

OFFICE 2 4.9m x 3.3m

KITCHEN 1.32m x 0.9m

WC 1.8m x 0.8m

### FIRST FLOOR

MAIN OFFICE 7.8m x 4.8m

OFFICE 2 2.6m x 2.5m

### YARD

Perimeter brick wall with concrete hardstanding and electric roller shutter.

**RATEABLE VALUE - £10,000 per annum**

**TENURE - FREEHOLD**

### VIEWING

Strictly by appointment through the sole selling agent, Thomas Willmax on 0161 905 3555

### ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and will be made available to interested parties.



**EPC TO BE ADDED**

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax nor the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

**THOMAS WILLMAX LIMITED**  
189 Washway Road Sale Cheshire M33 4AH

TEL: 0161 905 3555  
FAX: 0161 905 3999

info@thomaswillmax.co.uk  
www.thomaswillmax.co.uk