

**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

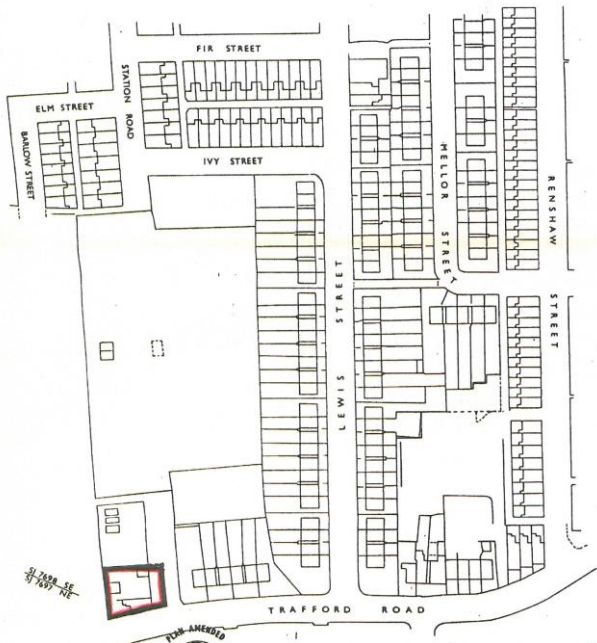
TENURE - FREEHOLD

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.

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