

**287B TALBOT ROAD
STRETFORD, MANCHESTER M32 0YA
TO LET - £15,600 P.A.**



**INDUSTRIAL WAREHOUSE UNIT
PLUS OFFICE & WC.
PROVIDING APPROXIMATELY 106.6 SQ.M. (1,148 SQ.FT.)
WITH LOADING DOOR**

ENTRANCE

Steel entrance gate leading to the right of way onto the estate which provides access to steel roller shutter with an opening of **3.5m** leading through to

WAREHOUSE

Perimeter power points, LED lighting plus additional fluorescent strip ceiling lights.

OFFICE (4.4m x 3.1m)

Window to the workshop. Perimeter power points, lighting.

WC (3.1m x 2.4m)

BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of £5,700 p.a. The premises should qualify for small business rates relief however further enquiries should be made directly with the relevant local authority.

VIEWING

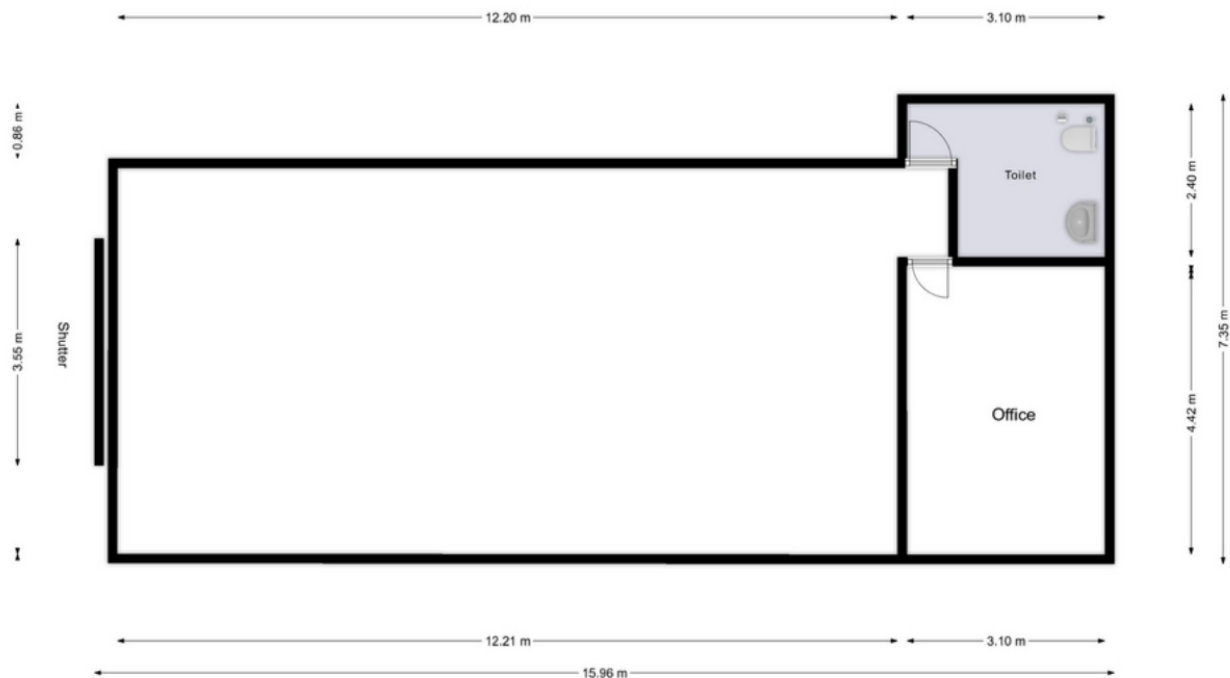
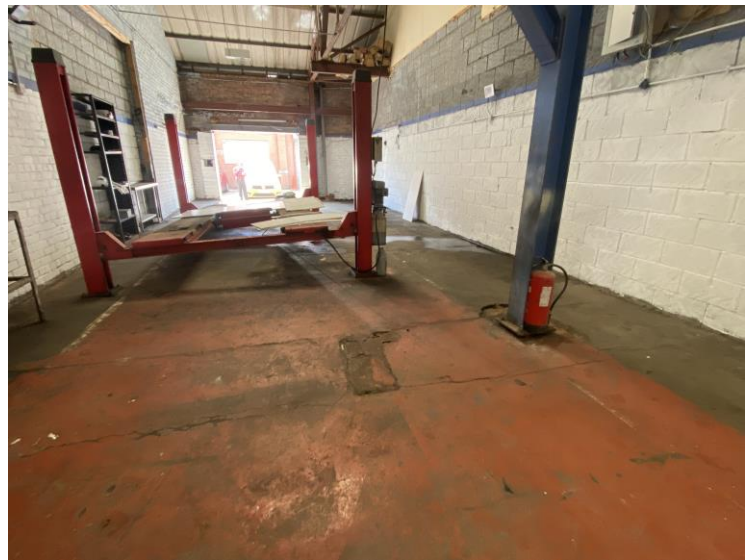
Strictly by appointment through the sole letting agent, Thomas Willmax on 0161 905 3555

ENERGY PERFORMANCE CERTIFICATE

Certificate No: 9070-8772-8967-1901-7497

Current Rating - C

The full EPC can be made available to interested parties.



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.