

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



**INDUSTRIAL WAREHOUSE UNIT
PLUS OFFICE
PROVIDING APPROXIMATELY 142.6 SQ.M. (1536 SQ.FT.)
WITH LOADING DOORS**

ENTRANCE

Steel entrance gate leading to the right of way onto the estate which provides access to steel roller shutter and pedestrian entrance door/fire escape leading through to

WAREHOUSE (16.8m x 7.7m)

Windows to the front elevation with the benefit of internal security bars. Perimeter power points, LED lighting plus additional fluorescent strip ceiling lights. Central heating radiators. Sink set into run of worktop.

OFFICE (4.1m x 2.8m)

Window to the front elevation with the benefit of internal security bars. Perimeter power points, lighting and central heating radiator.

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

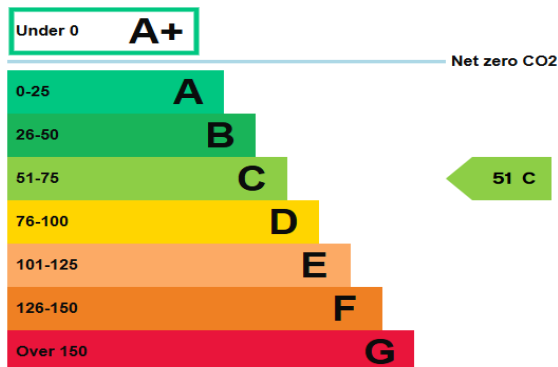
The full EPC can be made available to interested parties.



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.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.