

**UNIT 6, WILLAN TRADING ESTATE,
WAVERLEY ROAD, SALE, M33 7AY**
TO LET - £9,000 P.A. plus VAT exclusive



**WORKSHOP/STORAGE UNIT
OFFERING APPROXIMATELY 63 SQ.M (679 SQ.FT.)
WITH ROLLER SHUTTER LOADING DOOR**

LOCATION

The property is located within Willan Trading Estate, accessed off Waverley Road in Sale. The A56 and junction 7 of the M60 Motorway are a few minutes' drive from the estate with Sale Town Centre less than half a mile away.

ENTRANCE

Accessed either via pedestrian entrance door or via steel roller shutter leading through to

WORKSHOP (10.6m x 5.9m (maximum))

With steel roller shutter loading doors to the front measuring **3.8m high x 2.5m wide** with an eaves height of **3.4m** and an apex of **5.9m**. LED strip lighting.

PARKING

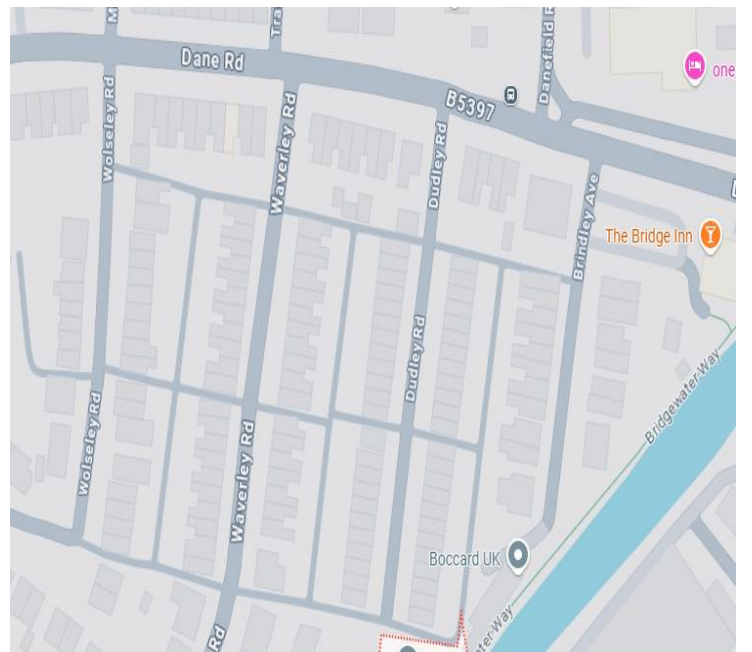
To the front of the property there is a communal car park within which two car parking spaces will be allocated.

RATEABLE VALUE

The property is listed on the Valuation Office website as having a current rateable value of £6,300 with the current rate in the pound being applied for the rates payable. We would advise any interested party to contact the Local Authority in order to confirm the extent of any rates payable

VIEWING

Strictly by appointment through Thomas Willmax on 0161 905 3555



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.