

# Thames Industrial Estate

Manchester M12 6DD  
Warehouse | 3,970 ft<sup>2</sup>



Strategic location



5.5 metres



Shared Secure Yard



LED Lighting



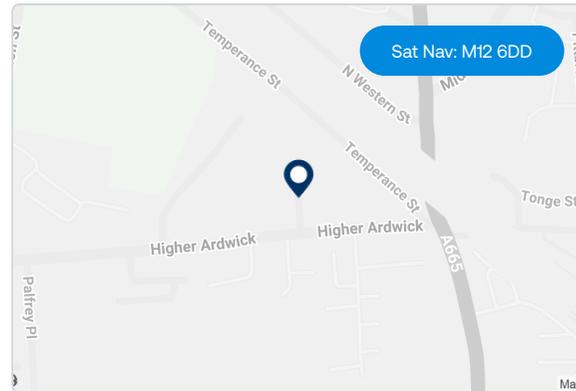
Integral offices



Roller shutter & 3 phase supply

Available to Let





## Description

A light industrial/warehouse unit of steel portal frame construction with brick and steel profile clad elevations and a single pitched roof. There is a single storey office/amenity block and a shared secure yard area to the front elevation for vehicular access. The unit has internal eaves of circa 5.5 metres, 3 phase electricity supply, LED lighting throughout and a roller shutter door.

## Location

The estate is strategically located in the east of Manchester City centre in a well establish industrial and commercial area. The estate boasts great connectivity being in close proximity to both the A635 and A57(M) providing direct access to Manchester and the surrounding areas. The estate is 1 mile from Piccadilly Station.

## Further information

### EPC

EPC is available upon request.

### Rent

Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

### Terms

Available on new full repairing and insuring leases.

### Legal costs

All parties will be responsible for their own legal costs incurred in the transaction.

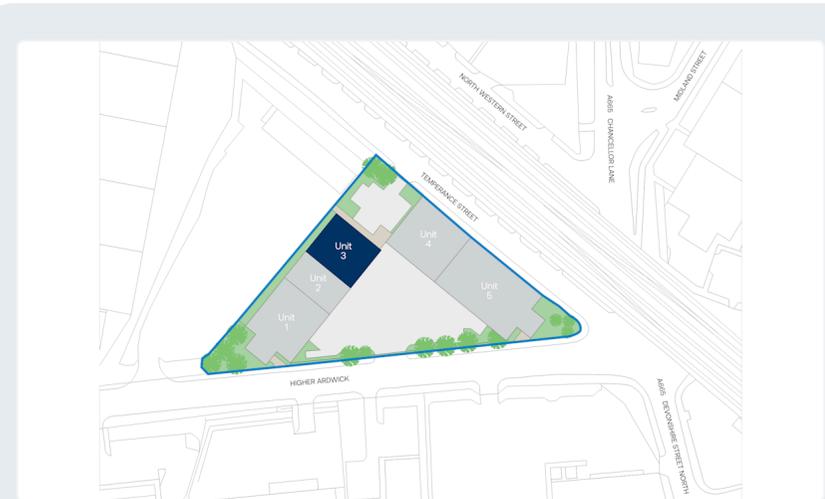
[Book a viewing](#)

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 3	Warehouse	3,970	Under offer	3,145
Total		3,970		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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