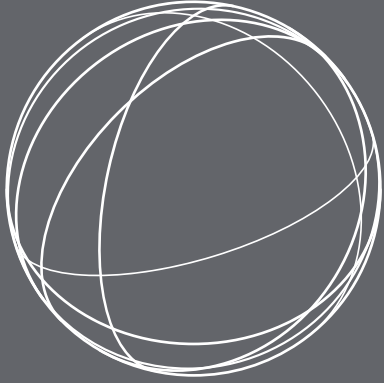


INDUSTRIAL/ WAREHOUSE UNITS TO LET

3,372 – 80,092 SQ FT

MANAGED BY

Langtree



LYNTOWN TRADING ESTATE

| Lynwell Road, Eccles, M30 9QG



- | Dedicated car parking
- | 4.8+m eaves height
- | Units with secure yards
- | 1 mile from J2 M602

THE SITE

The established estate comprises of 20 industrial/warehouse units strategically placed for servicing the Greater Manchester area and beyond.

THE DETAILS

- Integral office accommodation
- 3 phase electricity
- Some units with secure yards

TERMS

The units are available by way of full repairing and insuring lease

ENERGY PERFORMANCE CERTIFICATES

EPCs are available on request.

VAT

Unless otherwise stated all terms will be subject to VAT at the prevailing rate.

THE LOCATION

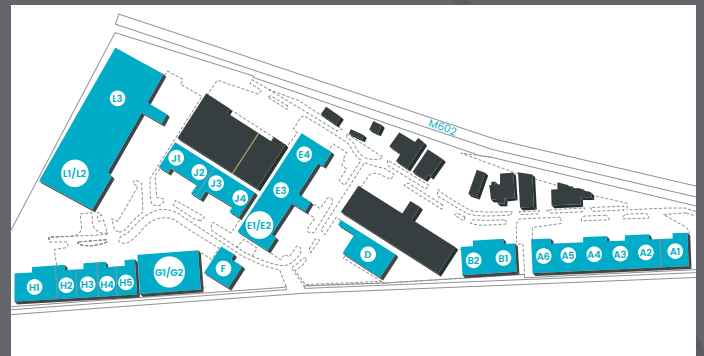
Lyntown Trading Estate is situated in Eccles which is 2.5 miles to the West of Manchester city centre within the inner boundary of the M60 orbital motorway. Junction 2 of the M602 is within 1 mile and this provides good accessibility to the North West motorway network.

SCHEDULE OF ACCOMMODATION

UNIT	A1	A2	A3	A4	A5	A6	B1 & 2
SQ FT	7,264	5,364	5,484	5,332	5,345	10,597	13,815

UNIT	D	E1 & 2	E3 & 4	F	G1 & 2	H1 & 2	H3
SQ FT	12,000	16,840	16,142	6,500	21,240	16,599	8,156

UNIT	H4	H5	J1	J2	J3 & 4	L1-3
SQ FT	3,372	5,580	6,067	5,282	10,844	80,092



www.langtreepp.co.uk/properties/lyntown-trading-estate

The Agents for themselves and for the Seller/Lessor of this property who agents they are give notice that: 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the Agent(s) or the Seller/Lessor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Seller/Landlord does not make or give and neither the Agent(s) nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. **July 2019.**

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