



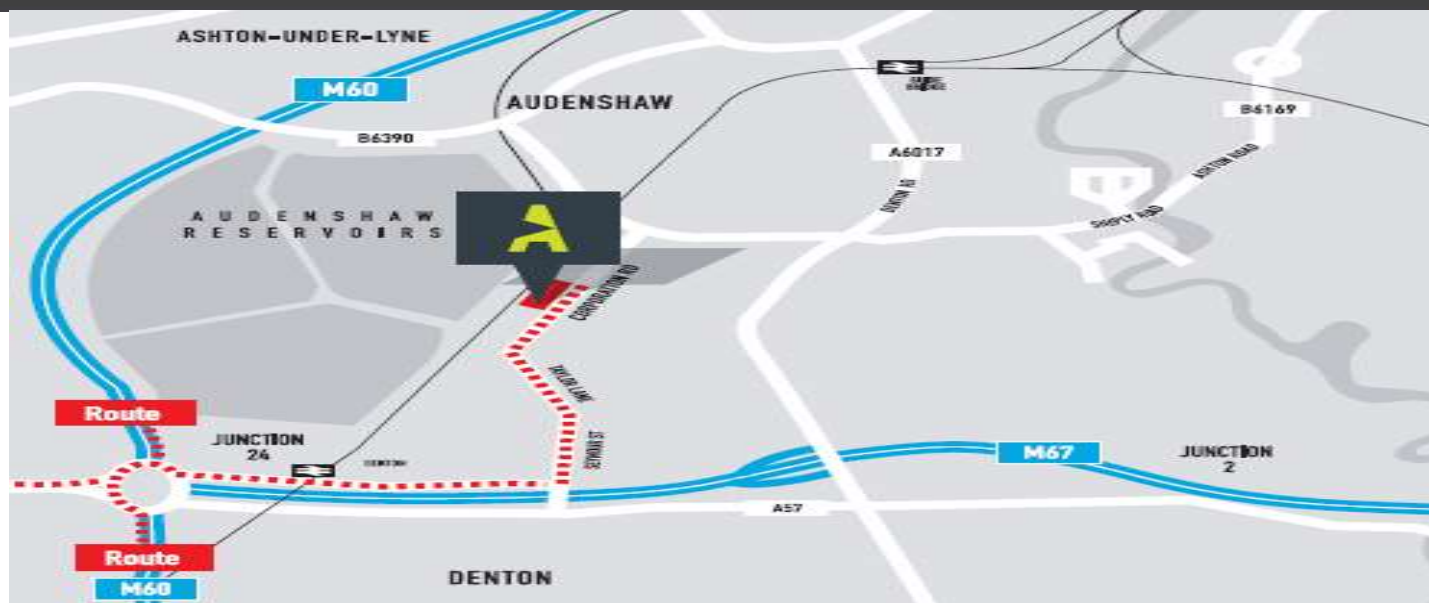
Unit 3A, Arrow Trading Estate, Corporation Road, Audenshaw, M34 5LR

10,136 sq ft approx.

Single Storey Warehouse Unit with a small office

- Single storey office
- Large level access loading door
- W/C
- **RENT ON APPLICATION**

Unit 3A, Arrow Trading Estate, Corporation Road, Audenshaw, M34 5LR



Location

Arrow Trading Estate is an established business location, within 1 mile of Junction 24 of the M60 motorway and Denton Town Centre.

In addition, it is only 6 miles from Manchester City Centre.

Description

The property comprises of a single storey warehouse and benefits from the following:

- A single W/C
- Small integral office
- Access via a large level access loading door
- Lighting to the warehouse

Rental

The property is available on a leasehold basis.

The rent is available on application.

Legal Costs

Each party will bear their own legal costs.

Rating

We advise that all parties contact the relevant local authority to obtain the rateable value.

VAT

Finance Act 1989 – unless otherwise stated all prices and rents are exclusive of VAT

Subject to Contract

The property is offered subject to formal contract / lease.

Viewing

Viewings strictly by appointment with agents BC Real Estate. Please contact:

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Gary Chapman gary@bcrealestate.co.uk