

To Let

**Young
&co**
PROPERTY
CONSULTANTS
LIMITED

VEHICLE MAINTENANCE / TRANSPORT DEPOT

**Chanters Industrial Estate, Arley Way,
Atherton, Manchester M46 9BE**



□ **C 5,141** sq ft
on **0.58** Acres

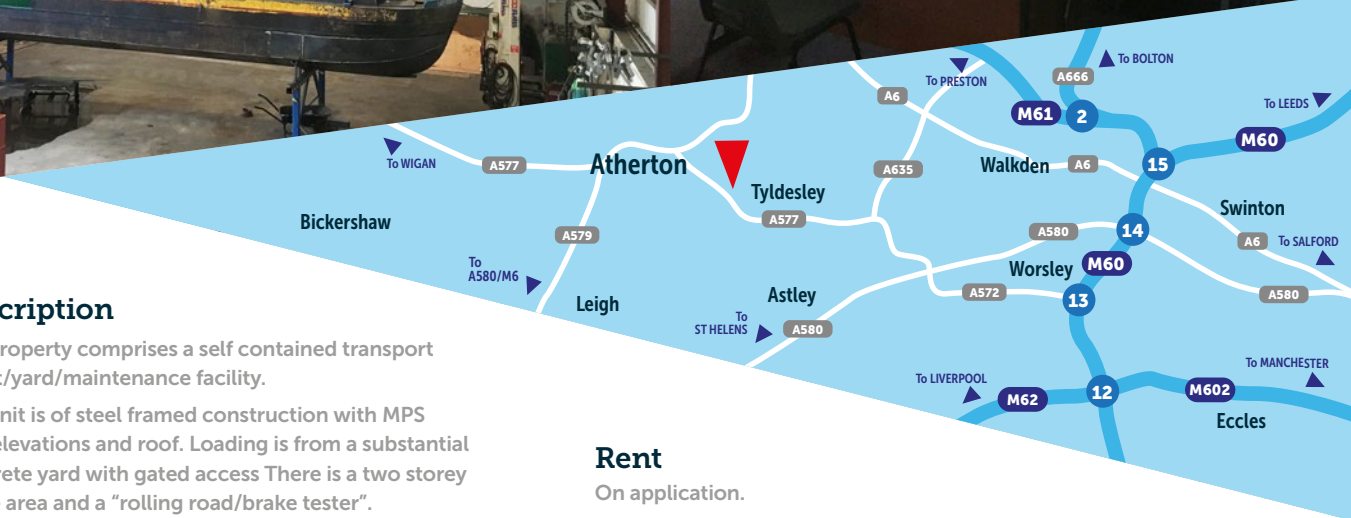
- Purpose Built Transport Depot
- Substantial yard area
- Loading by 3 drive in doors
- Established Location/great access to M60/Manchester conurbations
- Two storey attached offices

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VEHICLE MAINTENANCE/TRANSPORT DEPOT

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Description

The property comprises a self contained transport depot/yard/maintenance facility.

The unit is of steel framed construction with MPS clad elevations and roof. Loading is from a substantial concrete yard with gated access There is a two storey office area and a "rolling road/brake tester".

The property is particularly suited to businesses that need a substantial external yard.

Location

Situated on the established and popular Chanters Industrial Estate the property offers excellent access to the North West. Manchester City Centre is c 10 miles to the South East with access via the A577 which connects with the A580 (East Lancs Road) providing direct access to the City Centre.

Junction 13 of the M60 is within c 4 miles providing excellent access to the regional and national motorway network.

Accommodation

	sq ft	sq m
Workshop	3,327	309.07
First Floor Mezzanine	766	71.20
Offices	1,048	97.36
Total	5,141	477.63

Rent

On application.

Rates

Not yet separately assessed

VAT

Terms quoted are exclusive of, but may be liable to VAT.

Legal Costs

Each party to be responsible for its own legal costs.

EPC

The property has an Energy Performance Certificate rating of D-85. A copy of the certificate is available on request.

Services

We understand that all main services are either available or connected to the property.

Viewing

Strictly by prior appointment with the sole agents - Young and Co - contact Dean Young 07825 170475.



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