

# MODERN INDUSTRIAL UNIT

## TO LET

**UNIT 4  
WILLAN ENTERPRISE CENTRE  
FOURTH AVENUE, VILLAGE  
TRAFFORD PARK, MANCHESTER  
M17 1DB**

**900 SQ FT (83.6 SQM)**



**Contact:** Toby Holmes

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**WILLAN**

## LOCATION

Willan Enterprise Centre is located on Fourth Avenue, Village, in the heart of the popular Trafford Park, and within 4 miles of Manchester City Centre. Transport links are excellent with junction 10 of the M60 within a few miles, which links with the M62.

## DESCRIPTION

Unit 4 is a mid terrace property of 900 sq ft providing an open plan warehouse space with WC facilities. The building is of a steel portal frame construction with full brick elevations and a corrugated steel roof, which incorporates translucent panels for light. The unit has an eaves height of 4 meters and an up and over sectional loading door 2.6 metres wide by 2.7 meters high. 3-phase electricity is available along with mains gas.

## SERVICES

Mains water, electricity, gas and drainage are connected.

## RATING ASSESSMENT

For information relating to the Rateable Value please visit the Valuation Office Website: [www.voa.gov.uk](http://www.voa.gov.uk)

## PLANNING

The units have planning consent for use for storage and distribution within Class B1, B2 or B8 of the Town and Country Planning (Use Classes) Order 1987.

## TERMS

The premises are available by way of a full repairing and insuring lease for a term of years to be agreed.

## RENT

£8,325 per annum.

All rents are exclusive and VAT will be added.

## VIEWING

For further information and an appointment to view, please contact either Toby Holmes of Willan Investments Limited or Joseph Wilshaw of Roberts Vain Wilshaw.



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**Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.**