

To Let



Stretford

Unit SK2, 2 Pinnington Lane

Ground Floor: 2,213 sq ft (205.59 sq m)

Rent upon Application

Location & Description:

- **Sitting next to the new Northern Light Cinema, this unit provides a corner position in the development.**
- **Over time, this space will be closely located to the new residential developments and the park.**
- **This property is arranged over ground floor only.**

Demise:

Ground Floor 2,213 sq ft (205.59 sq m)

Rent:

Available upon request.

Lease:

A new full repairing and insuring lease for a term to years to be agreed.

Service Charge:

On-account service charge for the current period is estimated at £5 per sq.ft.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to pay their own costs.

Rating Assessment:

All business rates are to be assessed. Please contact the Local Rating Department for further information.

Date Prepared:

April 2026

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

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