

TO LET

OAK, 6 MIDLAND
STREET,
MANCHESTER,
GREATER
MANCHESTER
M12 6LB

**14,667 sq ft
1,362.56 sq m**

- Established Industrial area
- Proximity to Manchester City Centre
- Secure yard

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LOCATION

The property is situated off Midland Street which is accessed off Ashton Old Road (A635) which is a main arterial route linking Manchester City Centre with the M60 at Junction 23.

The property is situated in an established industrial area within close proximity to Manchester City Centre making it ideally suited for last mile storage / distribution warehousing.

DESCRIPTION

The property comprises a steel portal frame warehouse with brickwork elevations under a pitched roof. The premises benefit from a secure yard area which is shared with unit 6A situated towards the rear of the property.

The property has offices at ground and first floor situated towards the front of the property with open plan warehouse space towards the rear with access to the yard via a roller shutter which is accessed off Handsworth Street.

ACCOMMODATION

Name	Size
GF Office	954 sq ft (88.63 sq m)
FF Office	1,134 sq ft (105.35 sq m)
Warehouse	12,579 sq ft (1,168.59 sq m)
Total	14,667 sq ft (1,362.56 sq m)

TERMS

The property is available to let for a term of years to be agreed.

RENT

The property is available to let for an annual rent of £81,000 pax. Please contact agents for further information.

SERVICES/SERVICE

CHARGE

The property benefits from all mains services to include gas, electrics and water.

RATEABLE VALUE

We understand that Unit 6 and 6a have a combined rateable value of £95,500. If unit 6 is let in isolation - the RV will need to be reassessed. Please contact the Local Authority for further information.

EPC

C - 68

LEGAL COSTS

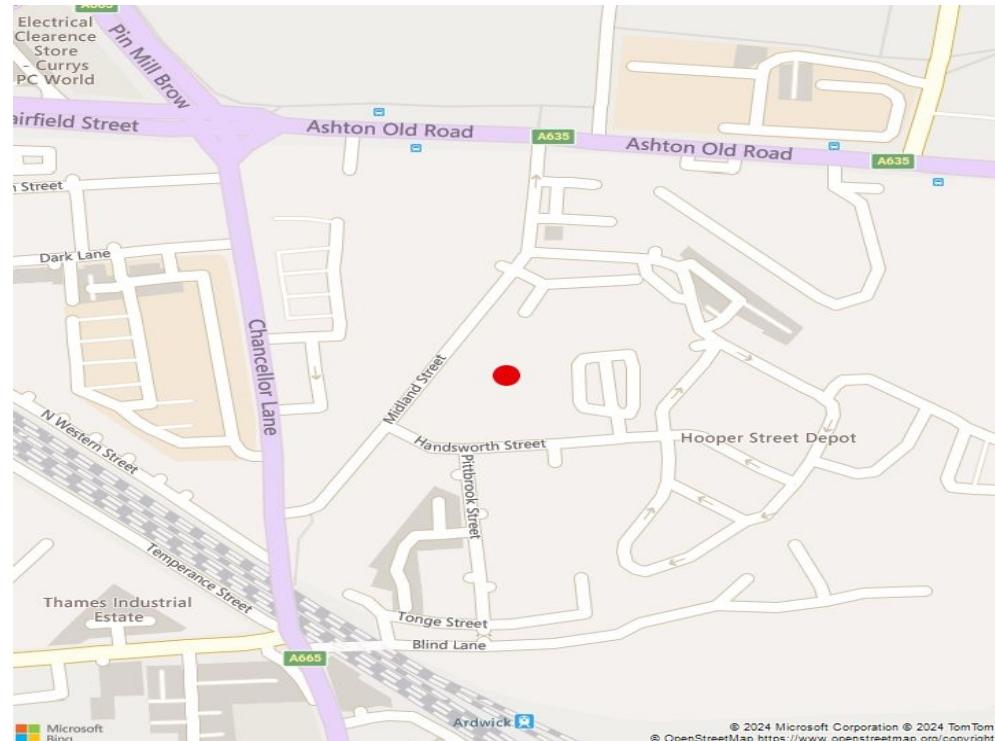
Each party to be responsible for the payment of their own legal costs.

VAT

The property is VAT elected.

VIEWING

Strictly by appointment with agents.



CONTACT

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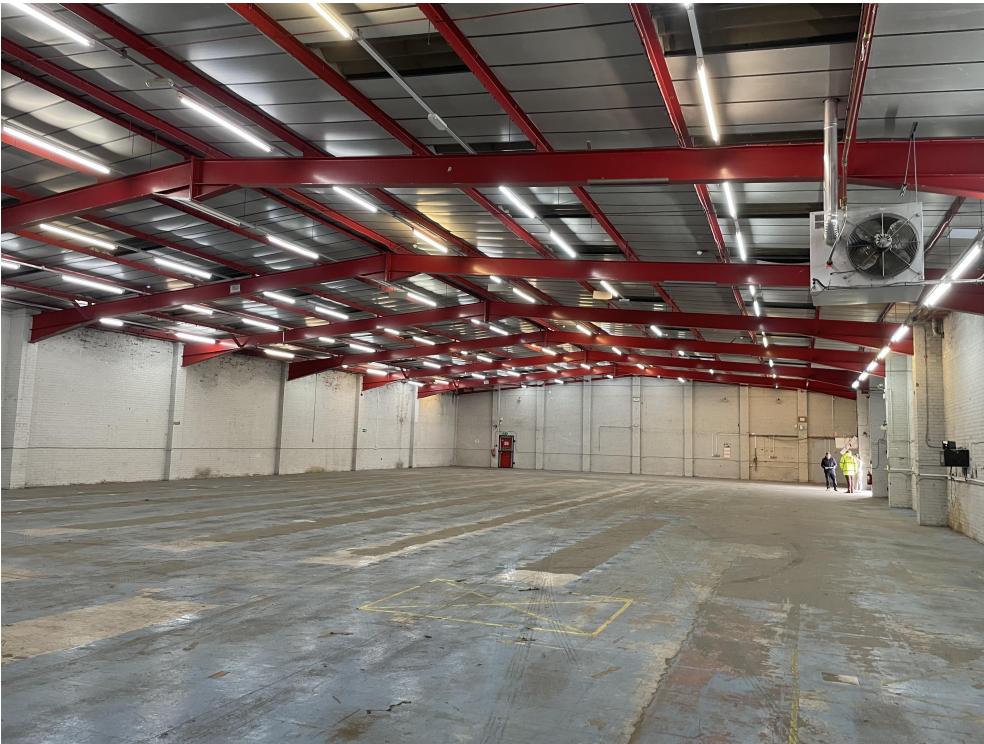
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IMPORTANT INFORMATION

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