

TO LET

16-18 MIDLAND
STREET,
MANCHESTER,
GREATER
MANCHESTER
M12 6LB

9,365 sq ft
870.01 sq m

- Warehouse and Office space
- Measure 870 sq m (9,365 sq ft) GIA
- Roller shutter access
- Parking

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LOCATION

Situated in Ardwick, Manchester, within a well-established industrial estate approximately one mile southeast of Manchester City Centre. The surrounding area is predominantly industrial, with a mixture of warehouse, storage and other industrial premises.

The property is located approximately 400 metres from Ardwick railway station, providing access to the wider Manchester rail network. Manchester City Centre is also within close proximity, providing access to the city's wider commercial and employment areas.

The property is positioned on the eastern side of Midland Street, with neighbouring industrial premises to the north, south, east and west.

Vehicular access to the property is via the neighbouring 12-14 Midland Street, with the property accessed from Midland Street. The immediate surroundings are established for industrial and commercial uses, making the location well suited to occupiers requiring warehouse, workshop and office accommodation.

ACCOMMODATION

16-18 Midland Street offers a well-located and secure industrial opportunity providing approximately 870 sq m (9,365 sq ft) of accommodation, comprising 390 sq m (4,198 sq ft) of workshop/warehouse space on the ground floor and 480 sq m (5,167 sq ft) of offices across ground and first floor.

Name	Size
Total	9,365 sq ft (870.01 sq m)

PLANNING USE

We are marketing the property based on the anticipated B8 use, while

making clear that the planning/use class position is subject to confirmation. We are making further enquiries in this regard and will amend the marketing particulars if required

TERMS

The property is available by way of a new effective full repairing and insuring lease on terms to be agreed.

RENT

£51,500 per annum exclusive

EPC

C 53

VIEWING

Strictly by appointment with agents.



CONTACT

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IMPORTANT INFORMATION

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