

TO LET

2 HANDSWORTH
STREET,
MANCHESTER,
GREATER
MANCHESTER
M12 6LH

7,716 sq ft
716.82 sq m

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

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LOCATION

The property is situated at the end of Handsworth Street which is accessed off Midland Street and 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 self-contained detached steel portal frame warehouse premises of brick construction under a pitched profile composite roof. The property benefits from a two storey ancillary office block which is of brick construction under a flat roof. The property comprises a mix of office and storage space with roller shutter access to the rear of the property. The eaves height is 3.73m and the property has a small secure yard area to the rear.

ACCOMMODATION

Name	Size
Ground floor office	1,780 sq ft (165.36 sq m)
First floor office	1,498 sq ft (139.16 sq m)
Warehouse	4,438 sq ft (412.29 sq m)
Total	7,716 sq ft (716.82 sq m)

TERMS

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

RENT

The property is available for an annual rental of £69,000 per annum exclusive.

RATEABLE VALUE

Current: £28,500

Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority Directly

EPC

D-77

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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IMPORTANT INFORMATION

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