

TO LET

4 MIDLAND
STREET,
MANCHESTER,
GREATER
MANCHESTER
M12 6LB

**9,909 sq ft
920.55 sq m**

- Established Industrial area
- Proximity to Manchester City Centre
- Dedicated car parking

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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 an end of terrace steel portal frame warehouse with brickwork elevations under a pitched roof.

The property benefits from offices at ground and first floor with warehouse accommodation (eaves height of 5.3m), situated towards the rear accessed via a ground level roller shutter. The property has a dedicated car park to the side of the property and benefits from a shared yard area for loading.

ACCOMMODATION

Name	Size
Ground floor office	680 sq ft (63.17 sq m)
First floor office	639 sq ft (59.36 sq m)
Warehouse	8,590 sq ft (798.01 sq m)
Total	9,909 sq ft (920.55 sq m)

TERMS

The property is available to let for a term of years to be agreed. Please contact the agents for further information.

RENT

The property is available for an annual rent of £59,500 per annum. For all enquiries, please contact the agents.

RATEABLE VALUE

Current: £40,500

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

EPC

D - 92

LEGAL COSTS

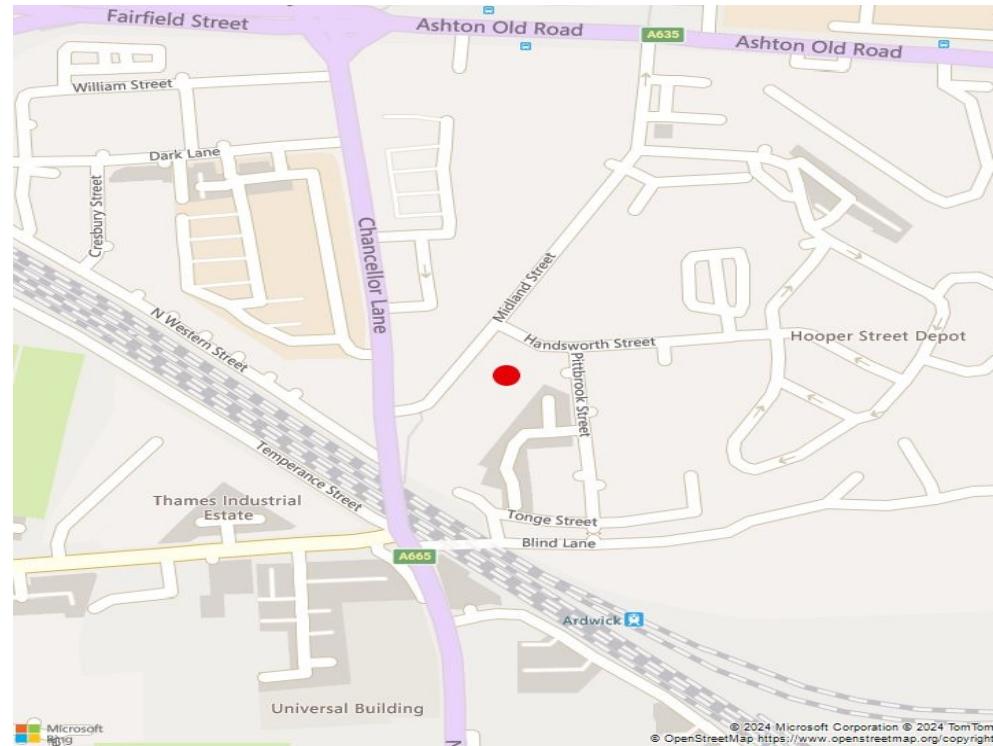
Each party to be responsible for the payment of their own legal costs.

VAT

The property is VAT elected.

VIEWING

Strictly by appointment with agents.



CONTACT

Chris Hartnell
0113 203 1079 / 07800 572 007
Chris.Hartnell@carterjonas.co.uk

Will Hughes
07795 457343 /
Will.Hughes@carterjonas.co.uk

Marissa Allott
0113 426 9869 / 07890 300 109
marissa.allott@carterjonas.co.uk

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IMPORTANT INFORMATION

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