



markwarburton

CHARTERED SURVEYORS

TO LET



LOFTY MODERN SINGLE STOREY INDUSTRIAL / WAREHOUSE BUILDING
9,646 sq. ft (896sq m)
AMBROSE STREET, GORTON, MANCHESTER, M12 5DD

PROPERTY DESCRIPTION

The property is a lofty single storey industrial/warehouse facility of steel frame construction with brick and clad elevation walls, a solid concrete floor and a pitched and lined roof supported on light steel trusses and incorporating translucent panels. Effectively open plan throughout the unit has a large electrically operated roller shutter door at the front elevation (18ft 8ins high by 24 ft wide) and affords an internal eaves height of some 35ft 3ins. There is a small block containing staff canteen and WC facilities. To the front of the unit is a dedicated loading yard accessed directly off Clayton Lane South.

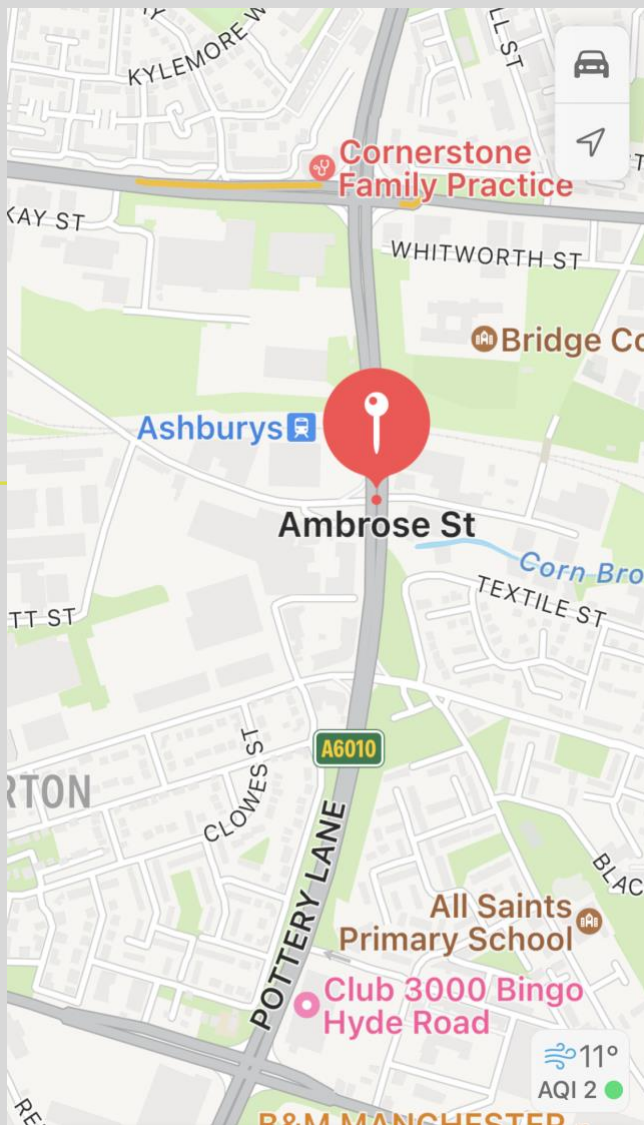
An inspection viewing is highly recommended.



PROPERTY LOCATION

The property is located on the popular and well-established Ambrose Street Industrial Estate in the Gorton district of Manchester approx. 2½ miles north of Manchester city centre and just off Pottery Lane. The area is well established with several local based industrial/manufacturing and commercial users.

The property is located just off Ambrose Street and is accessed off Clayton Lane South via a private loading yard and is very well placed for access to the city centre and the regional infrastructure with the M60 Motorway and A57 Hyde Road being accessible close by.



INTERIOR PHOTOS





SERVICES

We understand that all mains' services are available to the property including a substantial 3 phase electricity supply. Lighting is by high intensity sodium downlights.

ENERGY PERFORMANCE

Certificate available on request.

RATES

Full Details on application.

TERMS

The property is available under a new lease for a term to be agreed with the lease drafted outside the security of tenure provisions of the Landlord & Tenant Act 1954

Rent £65,000/annum, exclusive.

VIEWING

Following Sole Agent:

Mark Warburton Properties LLP

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FLOOR AREA

The property extends to a gross internal floor area of some 9,646 sq ft as follows:

Main Industrial Area: 9,139 sq ft

Kitchen & Facilities: 507 sq ft

Total: 9,646 sq ft

SUMMARY

- Large open plan floorspace with 35-foot eaves.
- 9,646 sq ft (896sq m)
- Staff canteen and facilities.
- Secure gated location.
- 2½ miles north of Manchester city centre.

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