



markwarburton

CHARTERED SURVEYORS

TO LET



MODERN SINGLE STOREY WORKSHOP/STORAGE UNIT WITH OFFICES & FACILITIES

3,055 sq. ft (284 sq. m)

UNIT 14 ENTERPRISE TRADING ESTATE, LEES STREET,
GORTON, MANCHESTER, M18 8QU

PROPERTY DESCRIPTION

The property is a single storey workshop/storage unit forming part of a terrace of similar properties. It is of steel frame construction with steel profile clad elevations and roof incorporating translucent panels and affords a working height of some 15ft. The floor is of solid concrete with a modern and clean tiled finish and access into the main workshop is at the front via an electrically operated aluminum roller shutter door (12ft 6ins wide by 13ft high).

The unit provides an open clear working/storage area and there is a bank of offices and staff facilities to the left-hand side with offices at mezzanine level and a bank of meeting room and stores to the right-side with secure mezzanine storage above.

An inspection viewing is highly recommended.



PROPERTY LOCATION

The property is located on the popular and well-established Enterprise Trading Estate at Lees Steet in the Gorton district of Manchester approx. 3 miles north of Manchester city centre. The area is well established with several locally based industrial/manufacturing and commercial users.

The property is located just off Lees Street and forms part of a secure industrial development. Being very close to the main A635 Ashton Old Road and A57 Hyde Road the property is very easily accessible from Manchester city centre and the regional infrastructure, with the M60 Motorway being accessible close by.



INTERIOR PHOTOS





SERVICES

We understand that all mains' services are available to the property including a 3-phase electricity supply.

Lighting is by roof mounted hanging strip fluorescent units and heating in the workshop/warehouse supplied by two gas fired overhead radiant installations and a gas fired central heating system serving the office and other areas.

ENERGY PERFORMANCE

Certificate available on request.

RATES

Rateable Value effective 1 April 2023: £9,900.

TERMS

The property is available under a new flexible lease for a term to be agreed.

Rent £21,500/annum, exclusive.

The Estate has a site service charge of £2,100 plus vat. Further details on application.

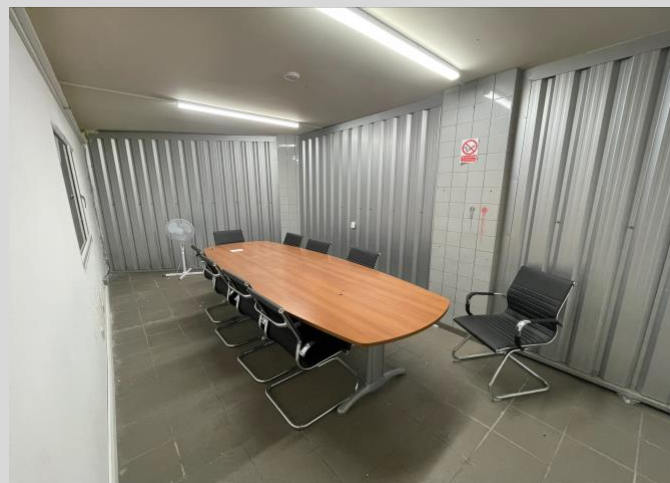
VIEWING

Following Sole Agent:

Mark Warburton Properties LLP

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FLOOR AREA

The property extends to a gross internal floor area of some 3,055 sq. ft as follows:

Ground Floor Area: 2,430 sq ft

Mezzanine Areas: 625 sq ft

Total: 3.055 sq ft

SUMMARY

- Clear workshop/storage space with high roofline
- Staff canteen & facilities
- Secure gated estate location
- 3 miles north of Manchester city centre

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