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CHARTERED SURVEYORS

# TO LET

WAREHOUSE / SHOWROOM WITH FIRST FLOOR OFFICES / LOADING AREA

PROPERTY ID: 100-034



MAIN ROAD FRONTED WAREHOUSE & SHOWROOM WITH FIRST FLOOR OFFICES / MEZZANINE STORAGE & LOADING AREA TO REAR

**5,707 sq. ft (530 sq. m) + 288 sq. ft (26 sq. m)** mezzanine storage

100 BROUGHTON LANE, SALFORD, MANCHESTER, M7 1UF

## PROPERTY DESCRIPTION

100 Broughton Street is a good-sized warehouse and office/showroom building providing warehouse accommodation in a single storey bay to the rear with a dedicated packaging area and office accommodation over first floor level at the Broughton Lane elevation.

The property is of steel portal frame construction with full height brick elevation walls with blockwork inner leaf, a solid concrete floor throughout and pitched and insulated lined roof incorporating translucent roof panels.

Access into the warehouse areas is accommodated at the rear from a secure and fenced/gated communal concrete surfaced off street loading bay with a manually operated roller shutter door providing direct access into the building (12ft 6ins ft height by 12ft 3ins width), with the warehouse offering a 14ft eaves height.

The warehouse incorporates a packaging area below the first-floor offices.

The first floor provides a range of offices which includes larger general office areas and smaller private offices, and these have the benefit of a staff kitchen and separate staff washroom facilities. The offices, which are accommodated via demountable partitioning offer the potential to upgrade.

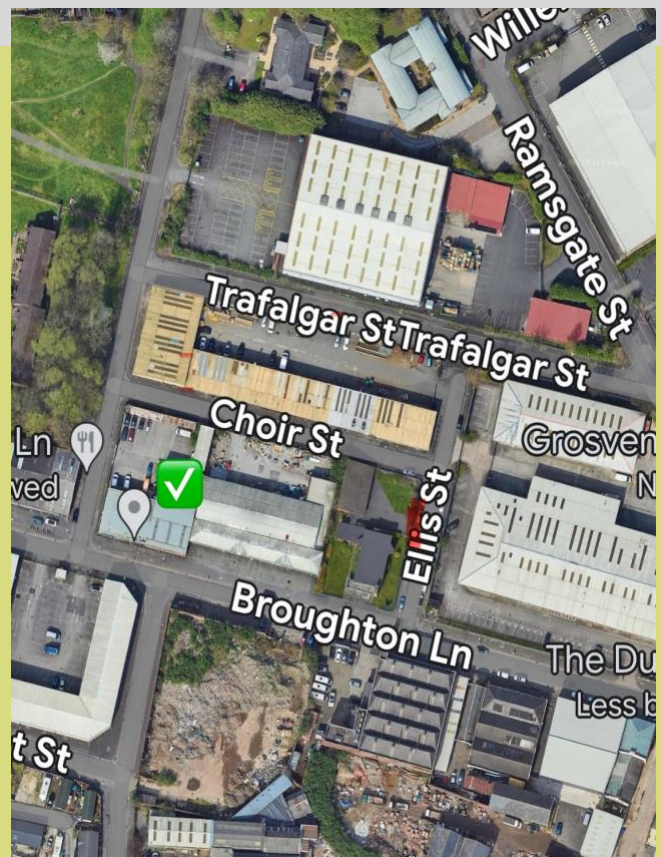
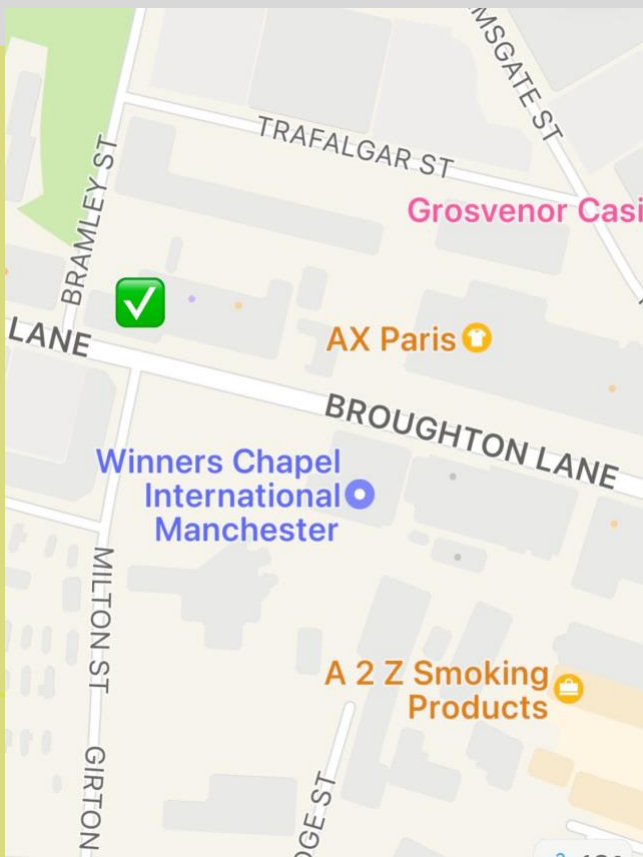
## PHOTOS



## PROPERTY LOCATION

The property is located along Broughton Lane approx. 200 yards from its junction with the main A56 Bury New Road in the well-established and popular Strangways district of Manchester, sited less than 1 mile north of the city centre. The area is popular with wholesale businesses and increasingly popular with other commercial uses.

Fronting directly onto Broughton Lane the property is well positioned and accessible to the main A56 Bury New Road area. It is therefore very well placed for access to the city centre and both the general business district and regional infrastructure.



### SUMMARY:

- Open plan warehouse area with rear loading
- Range of offices and staff facilities at first floor level
- Suitable for existing established use or possible alternative uses, subject to appropriate consents



## FLOOR AREA

The property extends to a gross internal floor area of 5,706 sq. ft as follows.

GF WAREHOUSE AREA	2,601 sq. ft	242 sq. m
GF SHOWROOM / OFFICES	1,553 sq. ft	144 sq. m
FF OFFICES ETC.	1,553 sq. ft	144 sq. m
<b>TOTAL</b>	<b>5,707 sq. ft</b>	<b>530 sq. m</b>

## Mezzanine Storage

Plus 288 sq. ft (26 sq. m) of mezzanine storage.

## SERVICES

We understand that all mains' services are available to the property.

The property has gas fired hot air blowers serving the warehouse areas and a gas fired central heating installation with panel radiators serving the offices etc. There is strip fluorescent lighting, mains water and drainage connections.

## ENERGY PERFORMANCE

Certificate available on request.

## RATES

Rateable Value - £27,000.

## LEASE TERMS

The property is To Let under a new lease for a period to be agreed with rent details on application.

## ANTI MONEY LAUNDERING

In accordance with the Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funds will be required from any intending tenant.

## VIEWING

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