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CHARTERED SURVEYORS

# TO LET



## **MODERN DETACHED SINGLE STOREY ROAD FRONTED WAREHOUSE /INDUSTRIAL PREMISES WITH CAR PARKING**

**3,632 sq. ft (337 sq. m)** including mezzanine office

**24 MIDLAND STREET, ARDWICK, MANCHESTER, M12 6LB**

## PROPERTY DESCRIPTION

The property is a modern detached single storey warehouse/industrial building on a secure site fronting onto and visible from Midland Street.

It is of steel framed construction with a solid concrete floor and pitched roof supported on light steel trusses. The whole building is covered with aluminium cladding. The property provides an open plan clean, modern warehouse/workshop area, presently in use for performance car sales. There is a dedicated customer reception, offices, staff and customer restroom and both male and female washrooms to ground floor level. There is also a mezzanine area accommodating further office space and storage facilities. Access into the warehouse is afforded along the side elevation from a private street where there is a roller shutter door (12ft 6ins high by 9ft 6ins wide) which leads directly into the warehouse/workshop area. The warehouse/workshop has a working height of 12ft.

Externally there is a dedicated and secure car parking area to the front which can accommodate 6/7 vehicles. There is also off street car parking to the side elevation of the property along a private street leading directly from Midland Street.

The unit presents a smart working environment suitable for various uses, subject to consent. An inspection of the property is thoroughly recommended.



## PROPERTY LOCATION

The property is prominently located on Midland Street in the Ardwick district on the east side of Manchester in a well-established industrial and commercial area less than 2 mins driving distance from the city centre

The property is very close to the main junction with the A635 Ashton Old Road which in turn links to the Mancunian Way close by which connects Manchester with the regional road network.

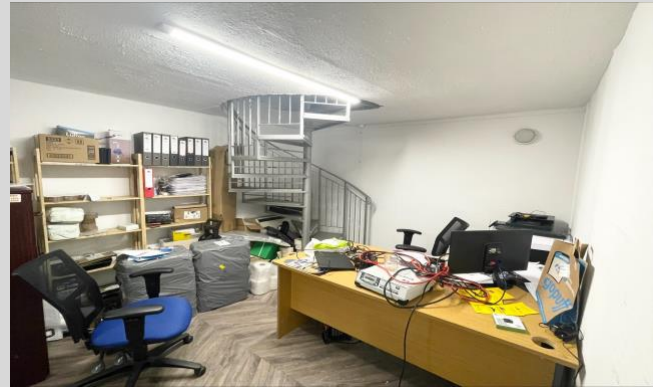




## FLOOR AREAS

The property extends to a total gross internal floor area of some 3,632 sq. ft made up as follows:

Ground Floor:		
Warehouse	2,742 sq. ft	254 sq. m
Offices / Restroom	445 sq. ft	41 sq. m
Mezzanine:		
Offices etc.	445 sq. ft	41 sq. m
<b>TOTAL:</b>	<b>3,632 sq. ft</b>	<b>337 sq. m</b>



## SERVICES

We understand that all mains' services are available, including a three-phase electricity supply. Lighting is provided by a mixture of sodium down lighter units and new LEDs and heating is by a gas fired hot air blower.

The property is also fully alarmed.

## RATES

Details on request.

## ENERGY PERFORMANCE CERTIFICATE

Available on request.

## TERMS

The property is available To Let under the terms of a new full repairing and insuring lease for a period to be agreed.

Rent £35,000/annum, exclusive.

### SUMMARY:

- Very well located rare opportunity on eastern fringe of Manchester city centre.
- Good off street loading facilities and private on site car parking
- Suit various uses (subject to consent)



## VIEWING

By prior appointment with the Sole Agents:

Mark Warburton Chartered Surveyors

T: 0776 997 0244.

E: mark@mwproperty.co.uk

## ANTI MONEY LAUNDERING

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

### **Mark Warburton Properties LLP conditions under which particulars are issued.**

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