



markwarburton  
CHARTERED SURVEYORS

# TO LET



**TWO NEWLY DEVELOPED MODERN SINGLE STOREY WAREHOUSE / INDUSTRIAL / WORKSHOP UNITS WITH GOOD YARD SPACE ON ESTABLISHED ESTATE**

**1,816 sq. ft to 3,632 sq. ft** (if combined) (169 sq. m to 337 sq. m)

**UNITS C & D, BALTIMORE STREET, NEWTON HEATH, MANCHESTER, M40 2AX**

## PROPERTY DESCRIPTION

Currently we have Unit D available To Let with Unit C yet to be developed by our clients.

Unit D is a newly built single storey warehouse/industrial/workshop unit with a generous external yard area extending to 1,755 sq. ft, or thereabouts. The unit is of steel portal frame construction with a solid concrete floor, fully clad elevations and a pitched roof incorporating translucent daylight panels.

The eaves height is 13ft and access into the unit is afforded at the front via aluminium roller shutter door (13ft 2ins wide by 13ft 10ins high) which leads from a private concrete surfaced loading area at the front of the unit and within the gated and fenced boundary of the property.

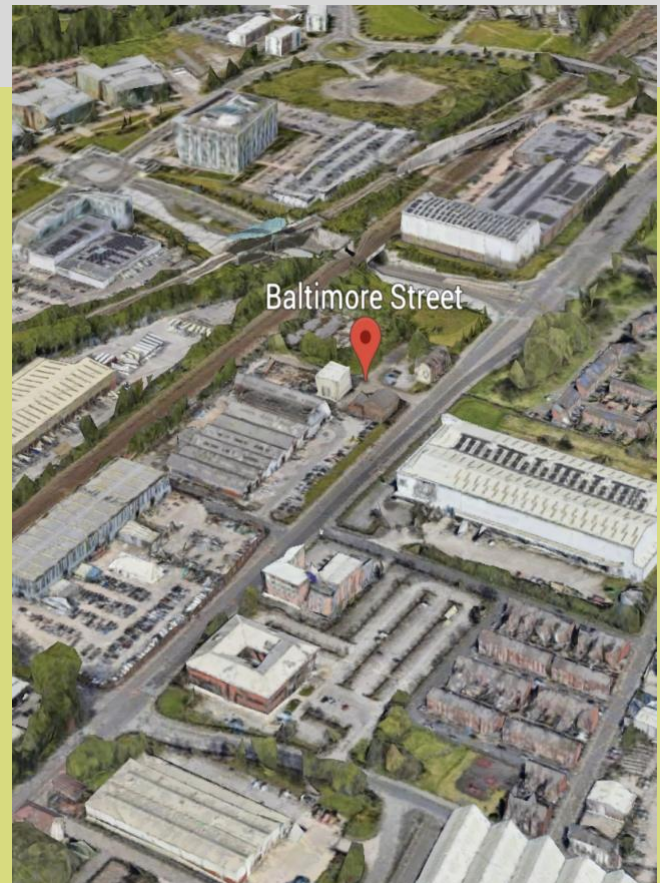
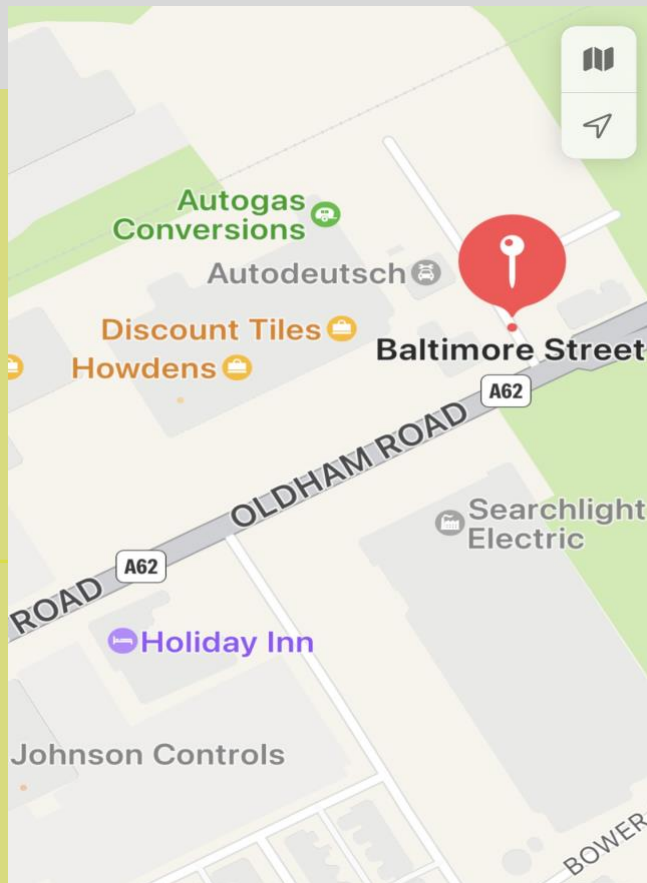
The unit has been serviced with drainage, water and media/comms infrastructure and affords the incoming tenant the opportunity to accommodate to their own exacting specifications.



# PROPERTY LOCATION

The units form part of a small development of industrial/workshop units located at Baltimore Street just off the A62 Oldham Road approx. 3 miles northeast of Manchester city centre in a well-established principally industrial and commercial area accommodating a number of local and national operators nearby. The Units are accessed directly off Baltimore Street which links directly to the A62 Oldham Road which provides ready access to Manchester city centre, Eastlands and Cheetham Hill and the regional road network.

Please refer to attached Location Maps with tick markers



## SERVICES

We understand that all mains' services are available including gas, electricity, water, and drainage connections.

## RATES

To be newly assessed on occupation.

## TERMS

Unit D is now available To Let under the terms of a new lease for a period to be agreed with the lease drawn of a full repairing and insuring basis Rent £24,000/annum, plus VAT.

## 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.

## VIEWING

By prior appointment with the Sole Agents:  
Mark Warburton Chartered Surveyors  
T: 0776 997 0244.  
E: mark@mwproperty.co.uk



## FLOOR AREAS

1,816 sq. ft to 3,632 sq. ft (if combined)  
(169 sq. m to 337 sq. m).

Unit C	1,816 sq. ft	168 sq. m
Unit D	1,816 sq. ft	168 sq. m

## SUMMARY:

- Very well located just off the A62 Oldham Road approx. 3 miles from Manchester city centre.
- Well sought after in demand floorspace.
- Suit various uses (subject to consents).



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