



markwarburton  
CHARTERED SURVEYORS

# TO LET

Property ID: 100-073



**FLEXIBLE AND ECONOMICAL COMMERCIAL FLOORSPACE  
SUITABLE FOR VARIOUS USES.**

**974 sq ft to 14,042 sq ft (91 sq m to 1,304 sq m)**

**54 HIGHER ARDWICK, ARDWICK, MANCHESTER, M12 6DA**

## PROPERTY DESCRIPTION

54 Higher Ardwick is a mid-Century built part single and part two storey manufacturing facility of brick construction with solid concrete floors and a pitched roof formation.

Providing accommodation over ground, first and also basement floor levels the building offers a range of areas suitable for various uses and these can be let on a room by room/floor by floor basis or let as a single entity.

An inspection of the property is recommended to fully understand the floorspace potential on offer.

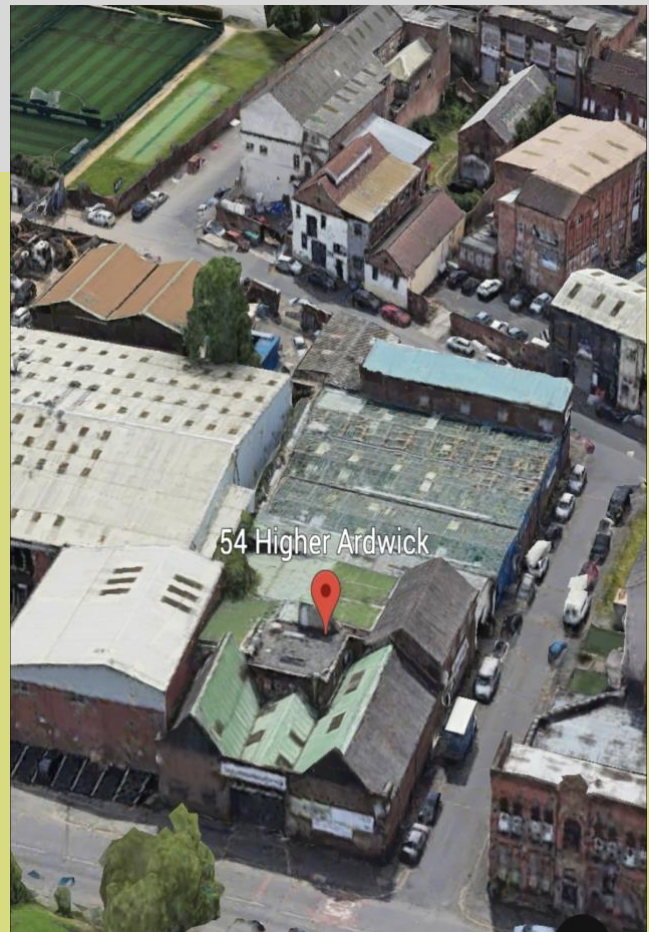
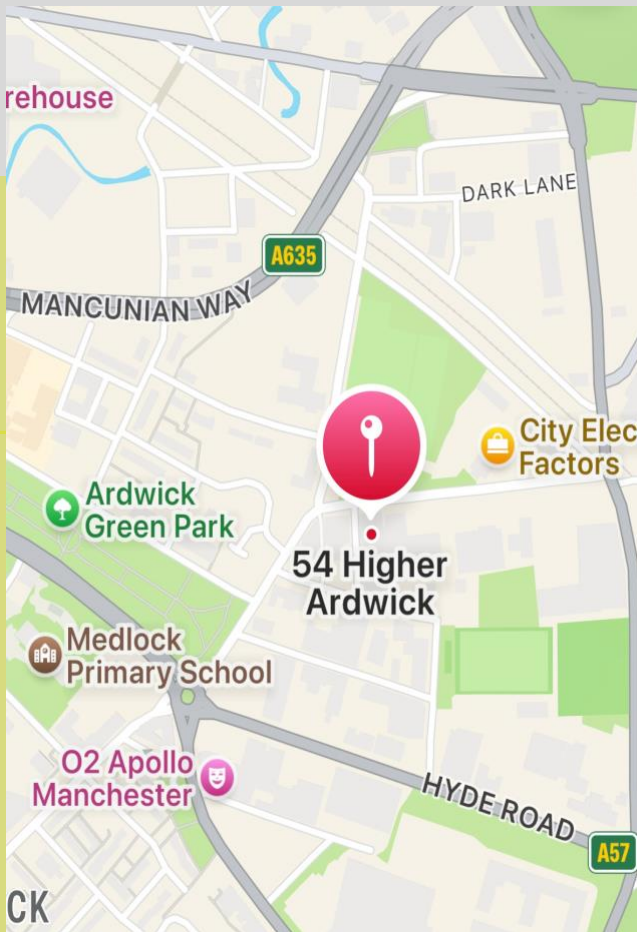


## PROPERTY LOCATION

The property is located on Higher Ardwick at its junction with Palfrey Place on the east side fringe of Manchester city centre in a well-established industrial and commercial part of the city served by the nearby A57 Hyde Road and Chancellor Lane.

The property is close to the rapidly improving and evolving east side areas of Manchester, Ancoats and Cheetham Hill and is also in very close proximity of the Mayfield and Piccadilly redevelopment initiatives.

Please refer to attached Location Maps with marker.





## PROPERTY PHOTOS





## SERVICES

We understand that all mains' services are available to the property with fuller details of extent on application.

## RATES

To be separately assessed on occupation.

## TERMS

The floorspace is available To Let on flexible easy in easy out terms and can be let on a room by room or floor by floor basis. The property offers a bit of a moving target so further information available on request.

All enquiries to Mark Warburton.

## ENERGY PERFORMANCE

Certificate available on request.

## 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](mailto:mark@mwproperty.co.uk)

## FLOOR AREAS

The total floorspace available extends to 14,042 sq. ft gross which is made up as follows:

AREA	SQ. FT	SQ. M
<b>Basement Storage</b>	1,516	141
<b>Ground Floor Storage</b>	3,726	346
<b>Ground Floor Garage</b>	2,795	260
<b>Ground Floor Offices</b>	1,323	123
<b>Ground Floor Lock Ups</b>	974	90
<b>First Floor</b>	3,708	344
<b>Total</b>	<b>14,042</b>	<b>1,304</b>

### SUMMARY:

Secure and well located close to Manchester city centre.

Decent mix of accommodation over ground, first and basement floors.

Suitable for various uses.



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

Mark Warburton Properties LLP for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- (1) These particulars are set out as a general outline only, for the guidance of intending purchasers or lessees. They do not constitute an offer or contract, nor constitute any part of an offer or contract.
- (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct. Any intending purchaser/s or tenant/s should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) No person in the employment of Mark Warburton Properties LLP or any joint agent/s has any authority to make or give any representation or warranty whatever in relation to the property.
- (4) All rentals and prices are quoted exclusive of VAT.
- (5) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state of condition or that it is capable of fulfilling its intended purpose. A prospective purchaser/s or a tenant/s should satisfy themselves as to the fitness of such items for their own requirements.