



markwarburton

CHARTERED SURVEYORS

TO LET

PROPERTY ID: 100-074



**PROMINENT WELL POSITIONED DETACHED
WAREHOUSE BUILDING CLOSE TO CITY CENTRE**

SUIT ALTERNATIVE USES (subject to consents)

6,560 sq. ft (609 sq. m)

MIRAGE HOUSE, 25-27 ST CHADS STREET, MANCHESTER, M8 8QA

PROPERTY DESCRIPTION

Mirage House is a detached single storey warehouse building with customer access and goods loading to both the front elevation at St Chads Street (7ft 9ins high by 9ft wide) and on the Stocks Street elevation (11ft 6ins high by 7ft 6ins wide). The property is of brick construction with a pitched and decked roof supported on light steel trusses and has a bitumen surfaced solid concrete floor throughout. The height to the underside of the trusses is approx. 12 ft.

Internally the property is of an original open plan layout with an office element at the front together with staff facilities/washroom and utility areas. The current tenant has subdivided the warehouse with demountable timber partitioning which can be retained by the incoming tenant or completely rearranged/taken out to suit individual requirements as appropriate. An inspection viewing of the property is recommended to fully appreciate the possibilities.



PROPERTY LOCATION

The property occupies an excellent prominent position close to Manchester city centre within the main wholesale, fashion and cash and carry district and Strangeways trading district and lies immediately to the rear of the Green Quarter close to the AO Arena.

In recent years the area has become more and more popular with the wider business community with incoming café, restaurant, professional (solicitors, accountants, medical practitioners) and service industry operators moving in amongst others.

Being at the main junction of St Chads Street with Stocks Street the property sits close to the main A665 Cheetham Hill Road which links directly into Manchester city centre via the AO Arena and Victoria Railway Station route. It is a brisk walk of 10 minutes from Manchester city centre being less than 0.5 mile north of the city.





SERVICES

We understand that mains electricity, gas, water, and drainage connections are available at the property.

RATES

The property is currently subject to three separate assessments to Rateable Values of £9,300, £3,500, and £16,750 respectively.

On a single occupancy basis, the property will be subject to reassessment.

Further details on application.

TERMS

The property is available To Let on the basis of a new lease for a term to be agreed the lease to be drafted on a full repairing and insuring basis and at an initial rent of £55,000/annum.

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.

FLOOR AREAS

The property extends to a gross internal floor area of some 6,560 sq. ft made up as follows:

Main Warehouse	5,840 sq. ft	543 sq. m
Offices etc.	720 sq. ft	67 sq. m
Total	6,560 sq. ft	610 sq. m

SUMMARY:

Suit alternative uses (subject to consents)

Good position within the main wholesale fashion district

Close to city centre, free local car parking and main transport links

Alternative use potential (subject to consents)

VIEWING

By prior appointment with the Sole Agents:

Mark Warburton Chartered Surveyors

T: 0776 997 0244.

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