



markwarburton

CHARTERED SURVEYORS

ID 100-084

TO LET

PROMINENT AND WELL-LOCATED SINGLE STOREY WAREHOUSE BUILDING

7,944 sq ft (738 sq. m)

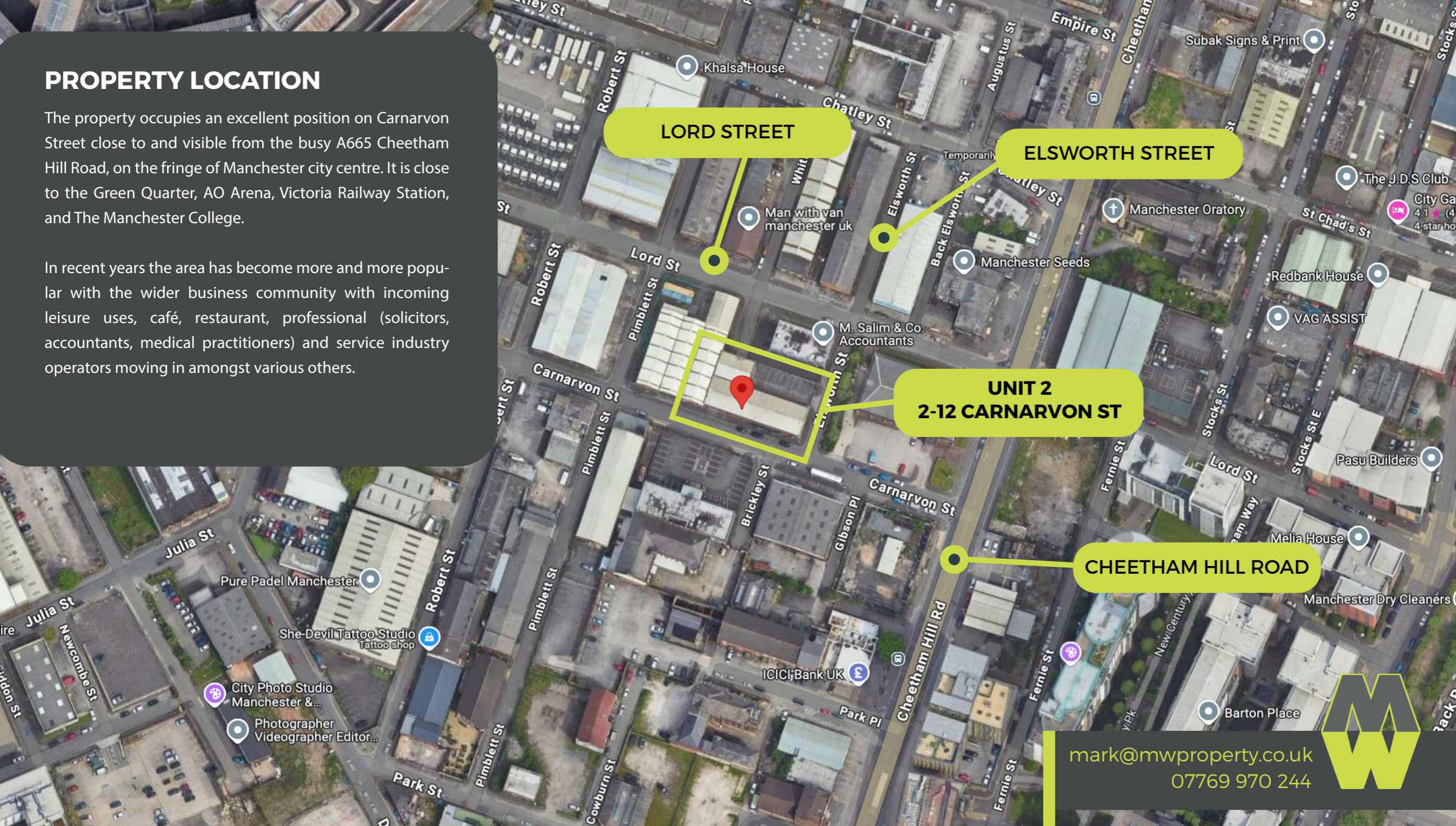
Inc Mezzanine of 1,522 sq. ft (141 sq. m)

 UNIT 2, 2-12 CARNARVON STREET, MANCHESTER, M3 1JJ

PROPERTY LOCATION

The property occupies an excellent position on Carnarvon Street close to and visible from the busy A665 Cheetham Hill Road, on the fringe of Manchester city centre. It is close to the Green Quarter, AO Arena, Victoria Railway Station, and The Manchester College.

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



mark@mwproperty.co.uk
07769 970 244





- Excellent position on fringe of Manchester city centre
- Visible off the main A665 Cheetham Hill Road
- Display frontage and private car parking and loading to rear
- Alternative use potential (subject to consents)

The property is a single storey steel portal framed warehouse with brick elevations, a pitched and lined roof and a solid concrete floor which has been finished with vinyl tiles. The main part of the building is predominantly open plan in layout with the warehouse having an eaves height of approx. 16 feet..

From Carnarvon Street there is loading into the warehouse and separate customer access leading into a small reception through to a range of partitioned offices. Within the warehouse there is a kitchen and wc facilities and a good mezzanine at the rear which provides further storage accommodation.

The property has its own dedicated private car park and loading area at the rear which is accessed directly off the adjacent Elsworth Street.

An inspection viewing of the property is very much recommended.

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SERVICES

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

Heating is via wall mounted gas fired hot air blowers and lighting by strip fluorescent tubes. The property is also fully sprinklered and has an intruder alarm installed.

RATES

Rateable Value £23,500

LEASE TERMS

The property is available on the basis of a new lease full repairing and insuring lease for a term to be agreed.

Rent £60,000/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 AREA

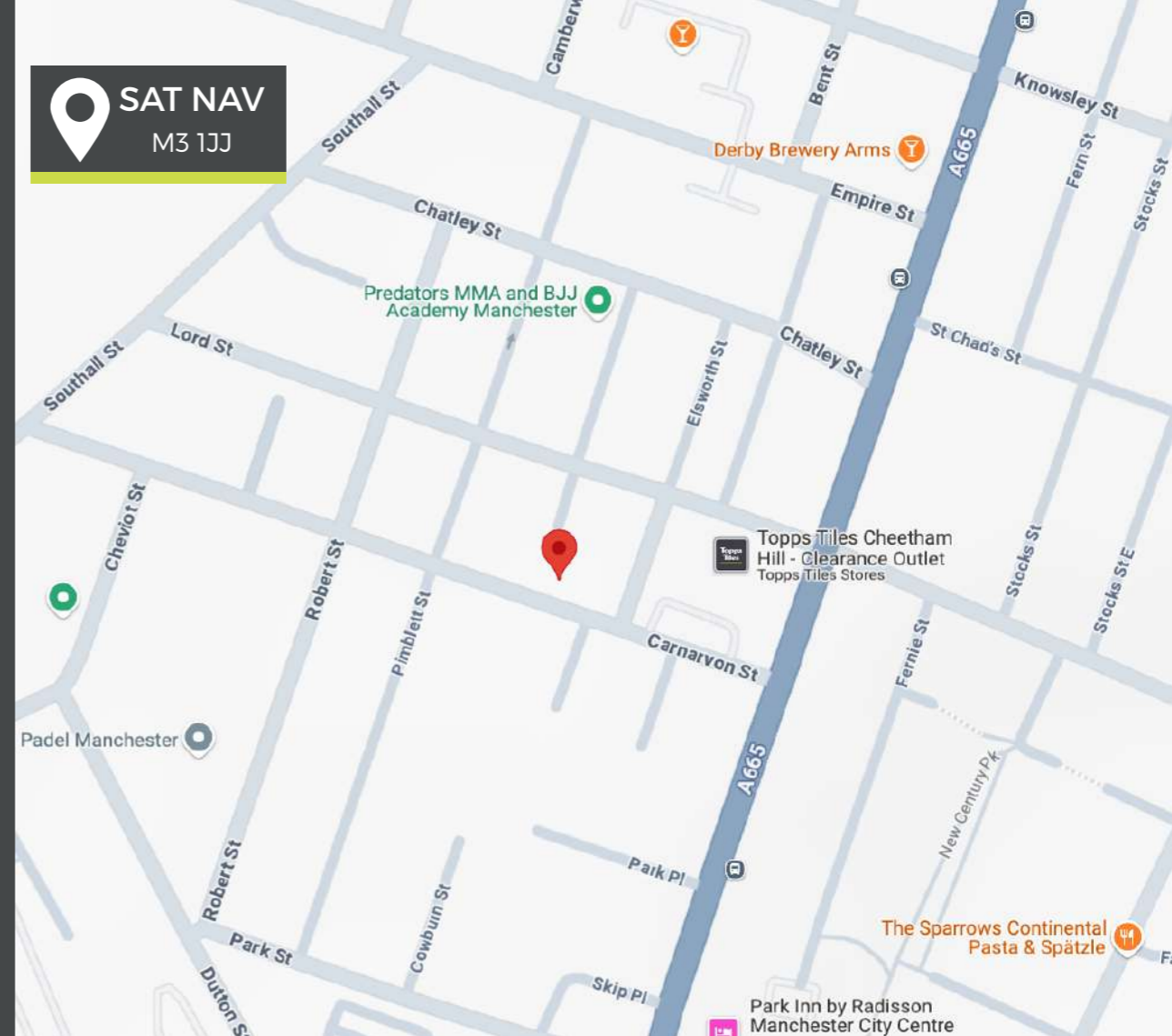
The property extends to a n overall gross internal floor area of some 7,944 sq. ft made up as follows:

Ground Floor Warehouse	6,422 sq. ft	596 sq. m
Mezzanine Floor	1,522 sq. ft	141 sq. m
TOTAL	7,944 sq. ft	738 sq. m

VIEWING:

By prior appointment with the Sole Agents:

Mark Warburton Chartered Surveyors
T: 07769 970 244
E: mark@mwproperty.co.uk



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