



markwarburton
CHARTERED SURVEYORS

ID 100-118

TO LET

DETACHED SINGLE STOREY WAREHOUSE/INDUSTRIAL
BUILDING WITH TWO STOREY OFFICES

7,061 SQ. FT / 656 SQ. M
(incl mezzanine)

 84A NORTH WESTERN STREET, ARDWICK,
MANCHESTER, M12 6DY

PROPERTY LOCATION

The property is prominently located at the junction of North Western Street and Dark Lane on the east side of Manchester. It is in a well-established industrial and commercial area less than 2 mins drive from the city centre and close to Piccadilly Railway Station.

The property is close to the junction of the A635 Ashton Old Road and the Mancunian Way.





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

A detached single storey warehouse/industrial building with two storey offices on a secure site providing loading and car parking.

It is of steel portal frame construction with brick elevations and a solid concrete floor and a pitched and lined roof incorporating translucent panels. There are high level windows at both the main elevations to the warehouse area, This has a working height of 3.6m (11ft 9ins) in the main area and 2.2m (6ft 11ins) in the area below the mezzanine.

The warehouse area is effectively open plan in layout and the property has a two storey office element to the front which links to a very good open plan mezzanine area. The loading door serving the warehouse measures approx. 6.76m in width by 3.6m in height (22ft 2ins by 11ft 9ins).

Externally there is a dedicated and secure loading car parking area. There is also off street car parking along both North Western Street and Dark Lane.

The unit presents a good opportunity suitable for various uses, subject to consent.







SERVICES

All mains services are available, including a three phase electricity supply.

Lighting is provided by strip fluorescent tubes and heating is by a gas fired hot air blower in the warehouse and a gas fired central heating system with radiators in the office elements.

RATES

Rateable Value £20,500

TERMS

Available To Let under the terms of a new full repairing and insuring lease for a period to be agreed.

Rent on application.

ENERGY PERFORMANCE

Certificate available on request.

ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations interested parties will be required to provide identification documents and source of funds.

FLOOR AREA

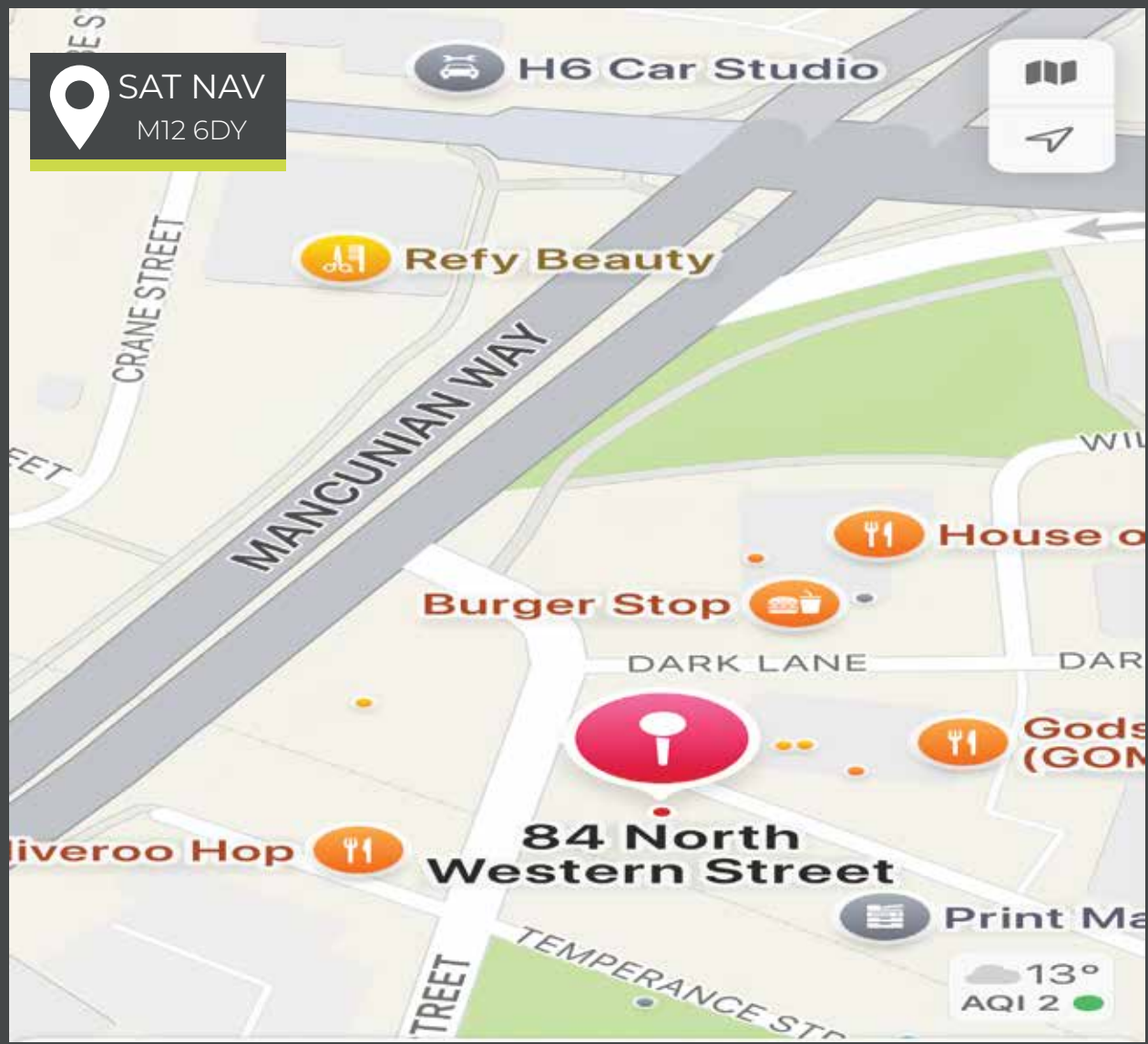
The property extends to a gross internal floor area of 7,061 sq. ft (Incl mezzanine) made up as follows:

Warehouse	4,693 sq. ft	436 sq. m
Two Storey Offices	1,335 sq. ft	124 sq. m
Mezzanine	1,033 sq. ft	96 sq. m
TOTAL	7,061 sq. ft	656 sq. m

VIEWING:
By prior appointment with the Sole Agents
Mark Warburton Chartered Surveyors

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