



markwarburton  
CHARTERED SURVEYORS

ID 100-128

**TO LET**

**TWO STOREY RETAIL /  
WHOLESALE SHOWROOM /  
COMMERCIAL PROPERTY**

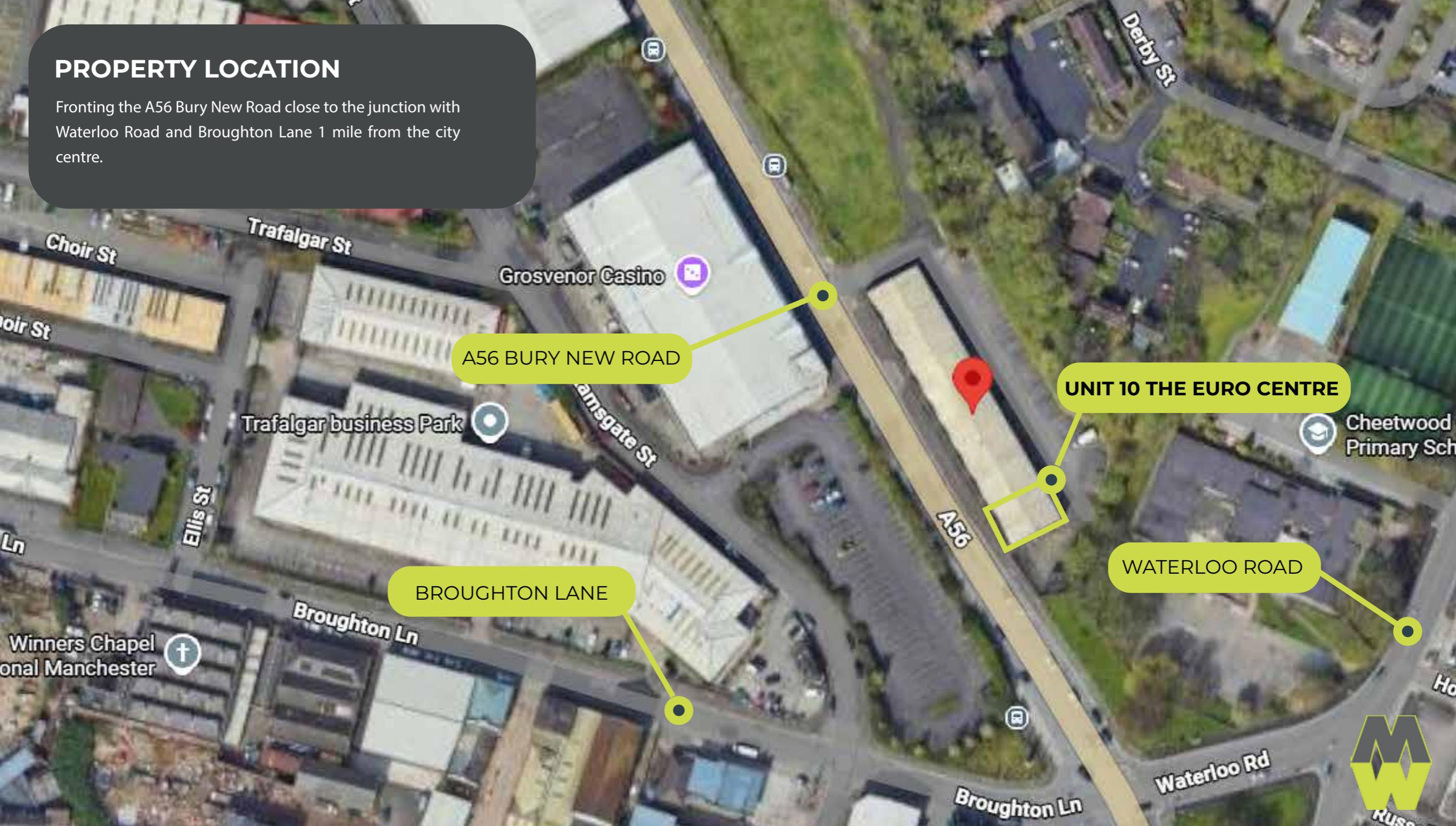
**2,895 SQ. FT / 269 SQ. M**

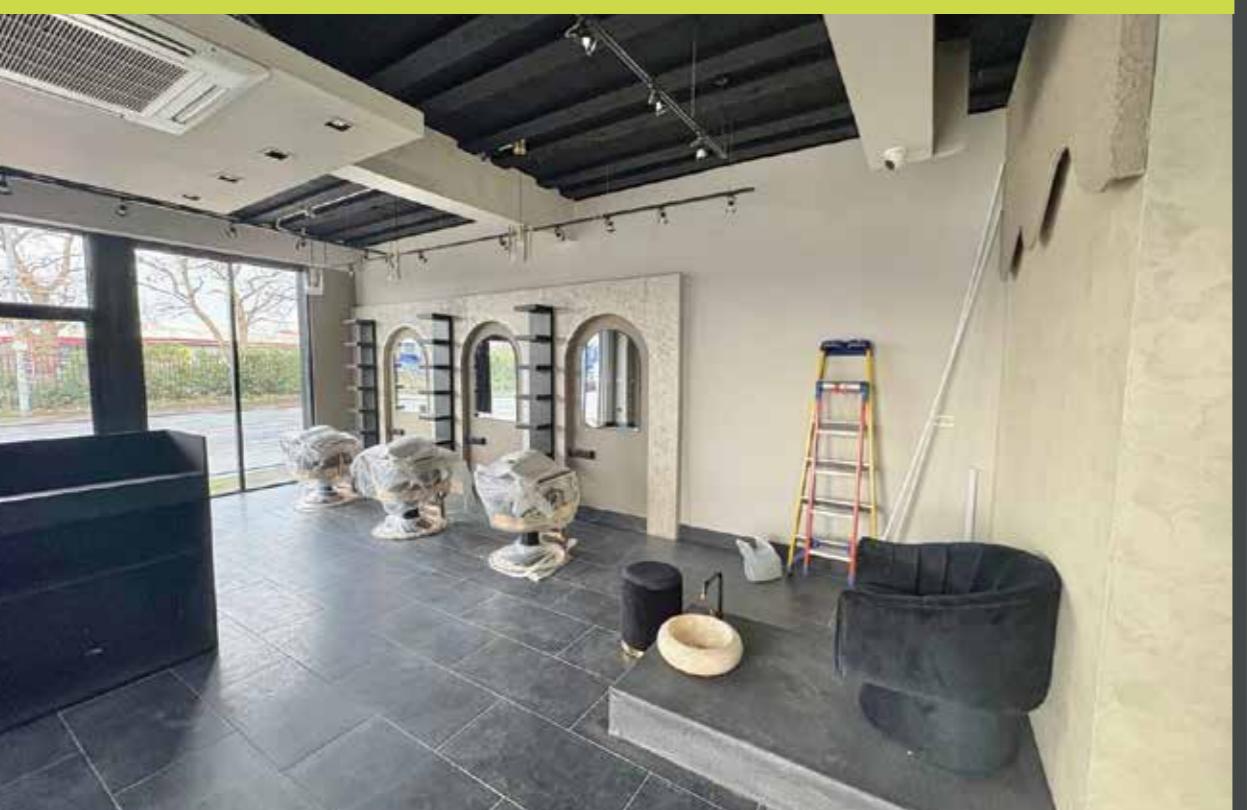


**UNIT 10 THE EURO CENTRE, 116-118 BURY NEW  
ROAD, MANCHESTER, M8 8EB**

## PROPERTY LOCATION

Fronting the A56 Bury New Road close to the junction with Waterloo Road and Broughton Lane 1 mile from the city centre.





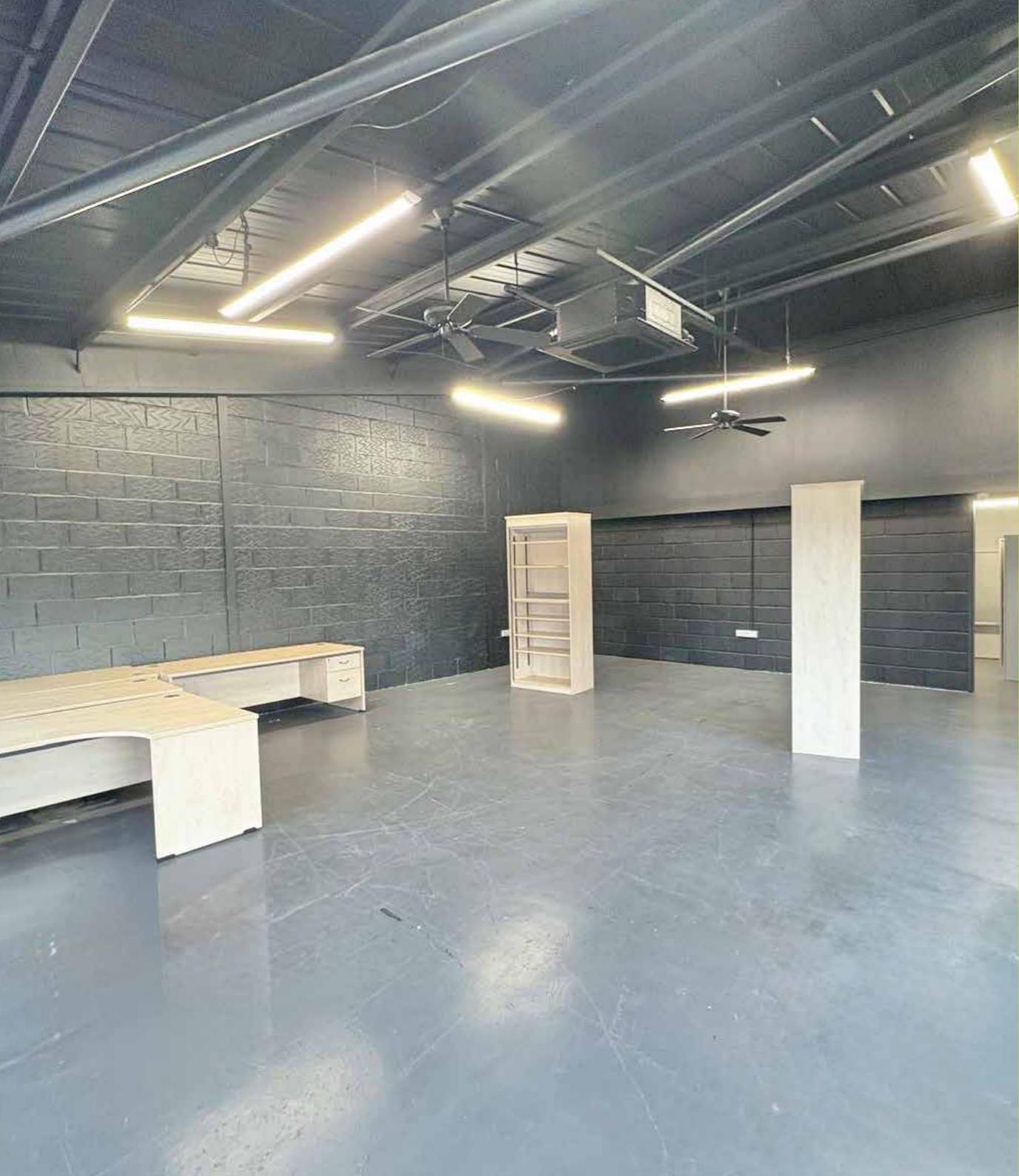
- Excellent A56 main road return frontage
- Rear loading and car parking
- Fringe of Manchester city centre

A very high quality two storey retail/wholesale showroom building forming part of a modern terrace development.

Unit 10 is the most prominent on the development at the end of the terrace and having a frontage to Bury New Road and a return frontage facing Manchester city centre.

The building is of steel portal frame construction with concrete floors, brick elevations, a sheet steel decked roof and a curtain wall frontage to Bury New Road. Providing a modern retail showroom building with an outside area.





## SERVICES

All mains services are available.

## RATES

Rateable value £19,000

## LEASE TERMS

Available on a new lease for a term to be agreed. Rent £48,000/annum, exclusive.

## 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 potential tenant.

## FLOOR AREA

The property extends to a gross internal floor area of 2,620 sq. ft made up as follows:

|              |                     |                  |
|--------------|---------------------|------------------|
| Ground Floor | 1,310 sq. ft        | 122 sq. m        |
| First Floor  | 1,310 sq. ft        | 122 sq. m        |
| <b>TOTAL</b> | <b>2,620 sq. ft</b> | <b>244 sq. m</b> |

In addition the property has some storage accommodation located within the eaves. This extends to approximately 275 sq ft.

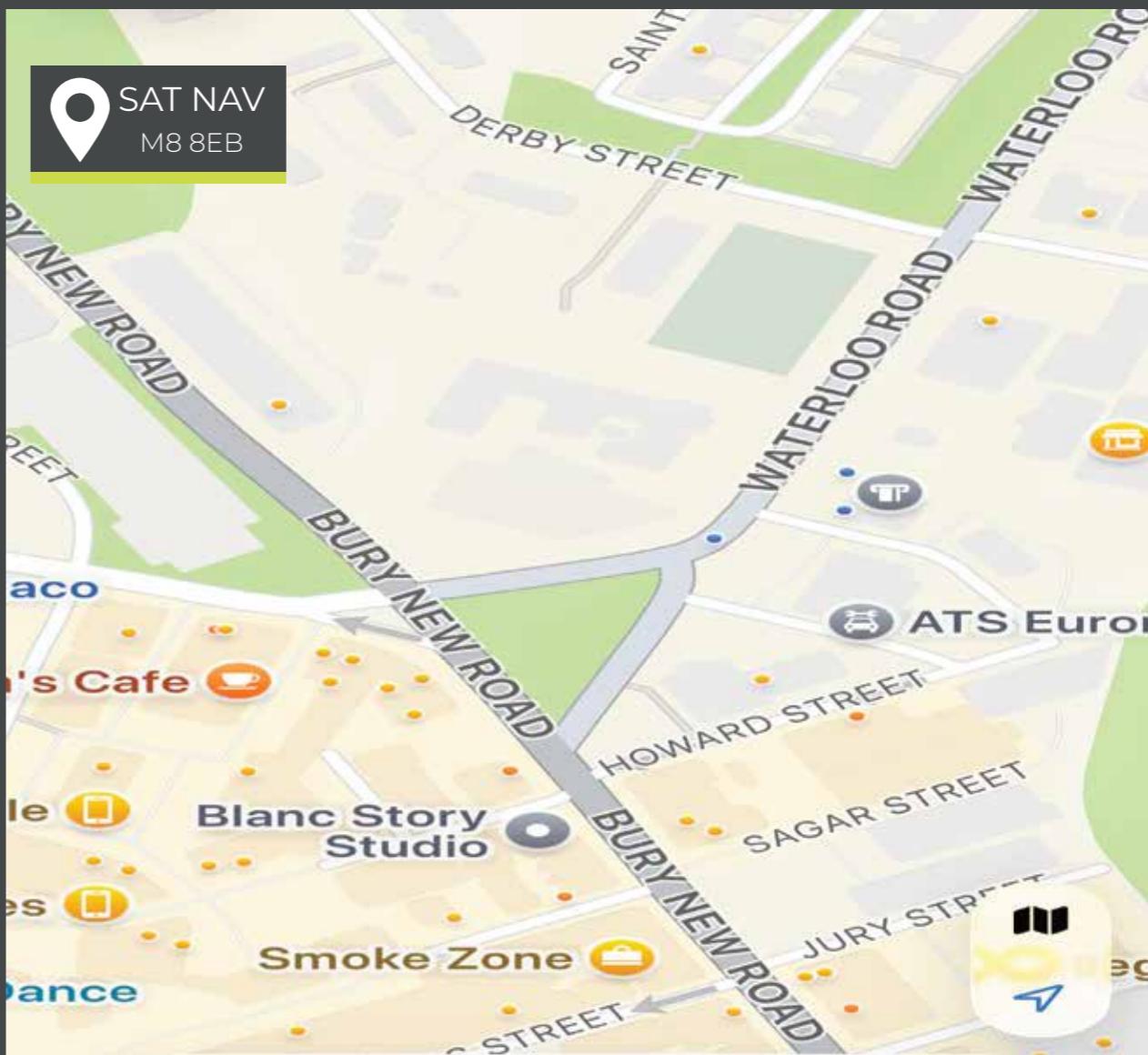
### VIEWING:

By prior appointment

Mark Warburton  
Chartered Surveyors

T: 07769 970244

E: [mark@mwproperty.co.uk](mailto:mark@mwproperty.co.uk)



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