

TO LET

6 / 6A MIDLAND
STREET,
MANCHESTER,
GREATER
MANCHESTER
M12 6LB

27,552 sq ft
2,559.58 sq m

- Established Industrial area
- Proximity to Manchester City Centre
- Secure yard
- Dedicated car parking

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LOCATION

The property is situated off Midland Street which is accessed off Ashton Old Road (A635) which is a main arterial route linking Manchester City Centre with the M60 at Junction 23.

The property is situated in an established industrial area within close proximity to Manchester City Centre making it ideally suited for last mile storage / distribution warehousing.

DESCRIPTION

The property comprises two adjacent warehouse premises that benefit from a secure yard. The premises are of steel portal frame construction with brickwork elevations under a pitched roof. The premises may be let as one unit or could be split to provide two separate units with a shared secure yard area.

Unit 6 - has offices at ground and first floor whilst unit 6A has offices at ground floor only. Both units have open plan warehouse space with 6A benefiting from additional mezzanine storage. Both units benefit from a roller shutter access to the yard area situated to the rear of the property which is accessed off Handsworth Street. The units have an internal eaves height of 4.73m.

ACCOMMODATION

Name	Size
Unit 6 - GF office	954 sq ft (88.63 sq m)
Unit 6 - FF office	1,134 sq ft (105.35 sq m)
Unit 6 - warehouse	12,579 sq ft (1,168.59 sq m)
Unit 6A - GF office	2,391 sq ft (222.12 sq m)

Unit 6A - warehouse	9,235 sq ft (857.93 sq m)
Unit 6A - Mezz	1,259 sq ft (116.96 sq m)
Total	27,552 sq ft (2,559.58 sq m)

TERMS

The property is available to let for a term of years to be agreed. Please contact the agents for further information.

RENT

The property is available for an annual rent of £165,000 per annum. For further details, please contact the agents.

SERVICES/SERVICE CHARGE

The property benefits from all mains services to include gas, electrics and water.

RATEABLE VALUE

Current: £95,500
Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority Directly

EPC

C - 68

LEGAL COSTS

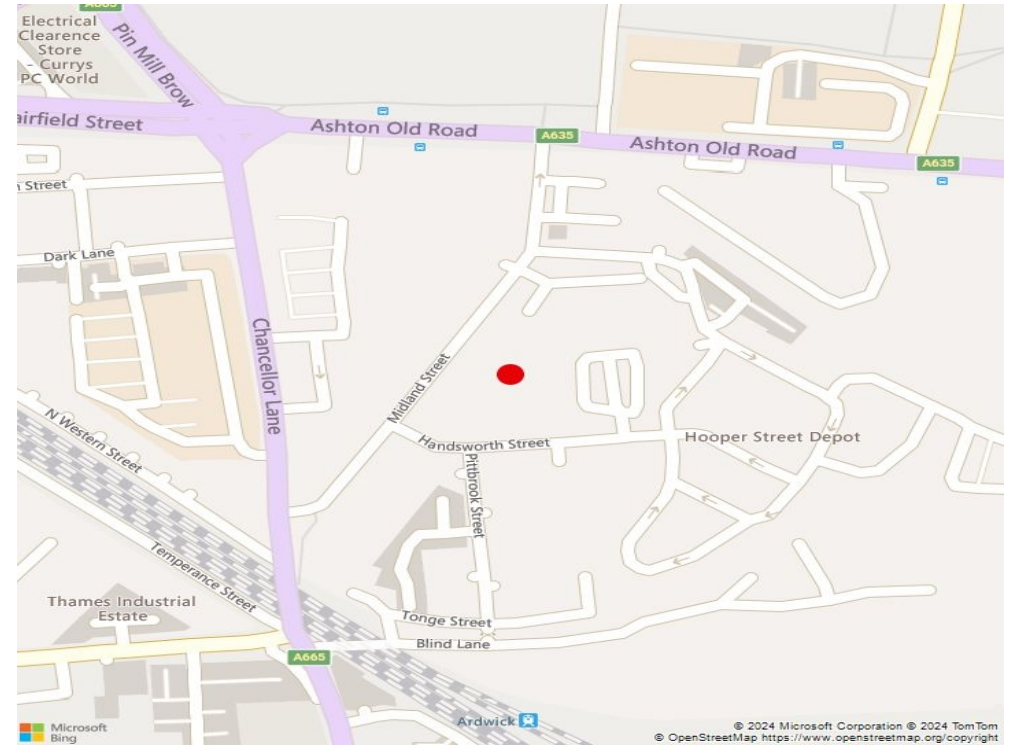
Each party to be responsible for the payment of their own legal costs.

VAT

The property is VAT elected.

VIEWING

Strictly by appointment with agents.



CONTACT

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