



To Let

**Industrial / Workshop Unit (5,923 Sq Ft)
Unit 3 Lord North Street, Manchester M40 8AD**

SW
Sanderson
Weatherall

Location

The Property is located off Lord North Street, off Hulme Hall Lane, in the Miles Platting area of Manchester.

Manchester city centre is conveniently located within 2km to the south of the Property.

The property has excellent transport connections with J22 of the M60 motorway being located approx. 5km to the north of the property.

Description

The subject property comprises a detached warehouse of portal frame construction with brick elevations, with concrete floor under a dual pitched roof.

The property benefits from separate toilet and office block. Eaves height within the unit ranges from 3.2m to the underside of the haunch to 6.2m to the apex. Access to the unit is via loading door measuring approx. 3.6m (w) x 3.6m (h). We understand the property benefits from 3-phase power supply.

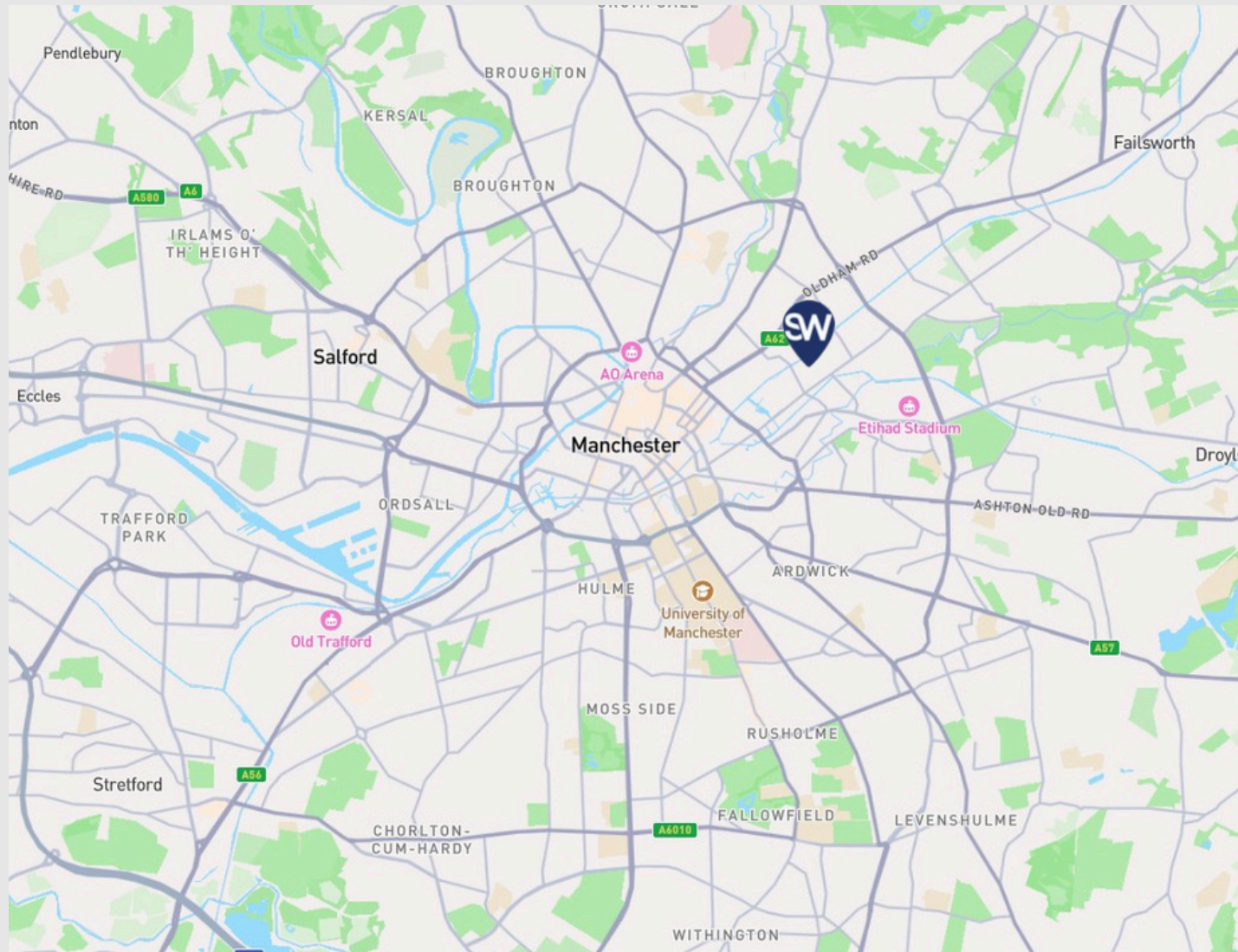
Externally, the property provides gated access off Lord North Street. There is parking directly in front of the unit

Please note, the Landlord will require access rights to maintain the CCTV equipment housed within the unit.

Accommodation

The property has been measured on a Gross Internal Area (GIA) basis as follows:-

Area	Sq M	Sq Ft
Workshop / WCs	498.46	5,365
Office Block	51.88	558
Total GIA	550.34	5,923





Business Rates

The incoming tenant will be required to pay business rates to the Landlord on a pro rata basis. Further details available on request.

EPC

'D - 86'

Rent

£50,000 per annum (plus VAT)

Rent is exclusive of VAT, service charge, insurance, business rates, utilities, and any other outgoings.

Lease Terms

The property is available by way of a new Sub-Lease for a term of years to be agreed on a Full Repairing and Insuring (FRI) basis.

Insurance

The Landlord will insure the building and recharge the cost to the Tenant on a pro rata basis. Tenant responsible for their own contents and liability insurance.

Deposit

The incoming Tenant will be required to pay a deposit as security against damage and rent arrears.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



Viewings

Viewing strictly by appointment only with the agent.
For further information please contact:-

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Tom Parker

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