

For Sale

Development / Investment Opportunity

Site 1

Major Self-Contained Industrial / Warehouse Facility
41,128 sq ft (3,820 sq m) on a site of 2 acres (0.81 hectares)
(Let to Cardinal Maritime Limited)

Site 2

Potential Industrial Redevelopment Opportunity
Existing building 72,000 sq ft (6,688.8 sq m)
on 1.77 acres (0.72 hectares)



- 3 miles from Manchester Airport
- Direct access to Junctions 2 & 3 of the M56 Motorway

 M22 4TH

Harling Road / Sharston Road

Sharston Industrial Estate, Sharston, Manchester, M22 4TH


0161 236 9999
www.daviesharrison.com

Harling Road / Sharston Road

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Location

The opportunity is located within the well-established Sharston Industrial Estate, fronting Harling Road and Sharston Road, Manchester.

The estate provides direct access to Junctions 2 and 3 of the M56 Motorway, and Junction 4 of the M60 Motorway which connects in turn to the national motorway network.

The M56 Motorway provides direct access to Manchester International Airport and the M6, whilst the M60 Motorway allows access to Greater Manchester Conurbation and Merseyside via the M62 Motorway.

Drive Distances

Every major population centre, from London to Edinburgh, can be reached within a four hour drive, with travel distances as follows:

	Miles
Manchester Airport	3
Stockport	5
Manchester City Centre	7
Liverpool Airport	33
Leeds	51
Birmingham	80
Central London	203
Edinburgh	221



Harling Road / Sharston Road

Sharston Industrial Estate, Sharston, Manchester, M22 4TH

Description - Site 1

Warehouse facility situated on Harling Road (Let to Cardinal Maritime)

The property provides a semi-detached building situated on a self-contained site incorporating single storey offices and a covered loading area.

It is of a steel frame construction incorporating a domed roof with an eaves height of between 10 and 13 metres.

The property has recently been refurbished and incorporates four drive in loading doors, new office accommodation, kitchen and WC facilities and a substantial concrete yard comprising circa 1 acre.

The warehouse is heated and lit and provides good quality open plan accommodation and includes the following.

- Solid concrete floor
- Steel frame building, column free
- Eaves height 10-13 metres
- Loading bay including 4 drive-in doors
- Offices/kitchen/WC facilities
- Substantial concrete yard comprising circa 1 acre
- Sprinkler system
- Grade II* listing



Harling Road / Sharston Road

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Description - Site 2

Land and Building situated fronting Sharston Road

The site is rectangular shaped with access from Sharston Road. At present there is a building which has approximate 90% site coverage and is close to the end of its economic life.

The building incorporates a combination of north light and steel trussed roofing and is split into two main areas with an eaves height ranging between 2.5 and 4 metres. It incorporates a solid concrete floor with part brick, part clad walls. Externally the elevations are of brick and asbestos cladding with an asbestos roof and glazing to the north light section.

Tenders are currently being prepared for demolition of this building, which will leave a cleared site of 1.77 acres (0.72 hectares).



Accommodation Schedules

Site 1

Warehouse facility situated on Harling Road (Let to Cardinal Maritime)

We have measured this property on a gross internal basis in accordance with the RICS Code of Measuring Practice (6th Edition) and confirm it provides the following areas:

Description	Size (sq ft)	Size (sq m)
Warehouse	30,733	2,855.13
Loading Bay	4,932	458.21
Ancillary Offices, Canteens, WCs etc	5,456	506.92
TOTAL	41,128	3,820
Site Area	2.00 acres	0.81 hectares

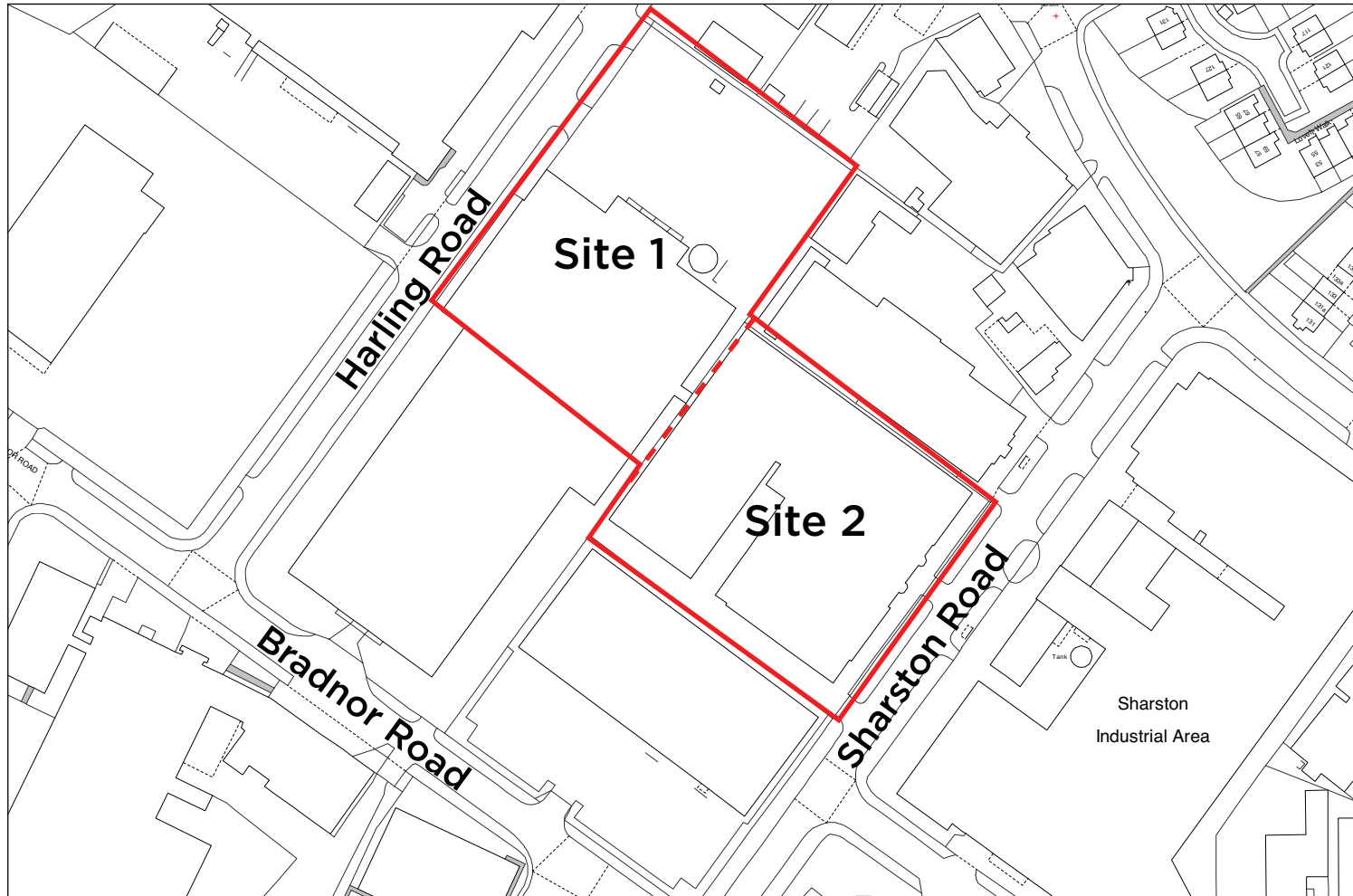
Site 2

Land and Building situated fronting Sharston Road

We have measured the property in accordance with the RICS Code of Measuring Practice (6th edition) and calculate the gross internal floor area as follows:

Description	Size (sq ft)	Size (sq m)
Existing Building	72,000	6,688.8
Site Area	1.77 acres	0.72 hectares

Harling Road / Sharston Road
Sharston Industrial Estate, Sharston, Manchester, M22 4TH



Harling Road / Sharston Road

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Tenure

Site 1 - Warehouse facility situated on Harling Road (Let to Cardinal Maritime)

This property is held freehold and is let to Cardinal Maritime at a rent of £115,000 per annum with the lease expiry being 30 April 2017 (two years unexpired term).

It is let on a full repairing and insuring basis including general maintenance of the roof however the landlord is responsible for the repairs to the roof on the Warehouse section.

The building has a Grade II* listing.

Site 2 - Land & Buildings Situated fronting Sharston Road

The property is held under two long- leaseholds which are for a term of 999 years from September 1936 at a chief rent of £450 plus VAT. The use classes comprise B1a, B1b, B1c, B2 and B8.

Tenancy Details

Site 1 - Warehouse facility situated on Harling Road (Let to Cardinal Maritime)

The Cardinal Maritime Group is one of the UK's fastest growing logistics providers, focusing on a number of sectors which include wholesale, retail, oil and energy and others alike.

The Group now generates revenues of +£50m and is perceived to be one of the industry's leading lights. Enjoying organic growth of circa 22% year on year.

In recent years, the business has commenced a roll-out of regional and international offices which includes Manchester, London, Southampton, South Africa, Ireland and Hong Kong.

Cardinal Maritime Limited (Reg. No. D3444899) are ranked as very low risk on Experian (Score 100).

	2013	2012	2011
Turnover	39,448,000	38,252,296	33,552,957
Pre Tax Profits	1,435,962	1,419,712	1,444,763
Net Worth	4,408,000	3,383,518	2,909,392

Registered office Leestone Road, Sharston, Manchester M22 4RB.

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Services

We understand that all mains water, gas and electricity are principally supplied to both sites but disconnected to the Sharston Road site due to the fact it is unoccupied.

Business Rates

We advise any interested party to make their own enquiries with Manchester City Council.

Terms

Offers will be considered for the sale of the opportunity as a whole or in two parcels.

We understand that the preferred method of sale would be by way of a company sale.

EPC

An Energy Performance Certificate has been prepared and can be made available on request.

VAT

The vendor reserves the right to levy VAT.

Legal Costs

Each party to bear their own legal costs.

Viewings

Please contact the Sole Agents :

Davies Harrison

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0161 236 9999



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