

TO LET (MAY SELL)

Industrial / Warehouse Complex

12,344 - 50,361 sq ft (1,146 - 4,678 sq m)

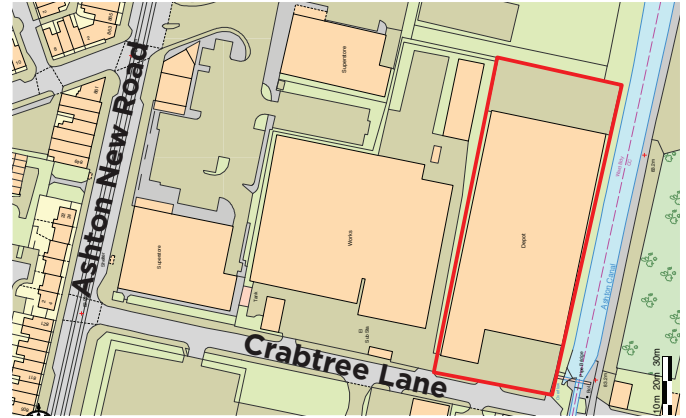
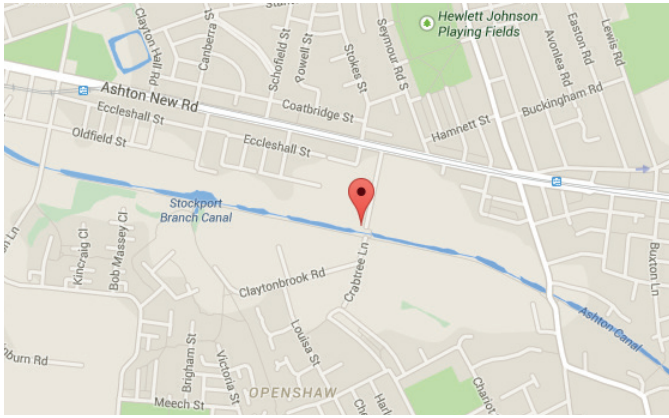
On a site of 1.73 acres (0.70 ha)

- Modern open plan warehouse facility
- Excellent location within 3 miles from Manchester City Centre



 M11 4GU

Units 1, 2 & 3 Crabtree Lane
off Ashton New Road (A662)
Manchester
M11 4GU



Location

The property is situated on Crabtree Lane off Ashton New Road, one of the main arterial routes in to Manchester City Centre from the M60 ring road. The property is located approximately 2.5 miles from Junction 23 of the M60 and approximately 3 miles from Manchester City Centre.

The property benefits from close proximity to the new Metrolink extension with the Edge Lane Metrolink stop 0.3 miles and Clayton Hall Metrolink stop 0.7 miles. Both stops provide excellent accessibility to Sports City, Piccadilly Train Station and Manchester City Centre.

Description

The available accommodation comprises three adjoining units within a terrace of three modern interconnecting industrial/warehouse units. The warehouse benefits from a good size yard to the front and rear incorporating parking and loading area.

There is an additional single storey external offices building to Unit 1 which is fitted to a high quality specification.

Specification

Warehouse:

- Steel frame construction with overlaid PVC coated steel roof
- Part clad and part brick elevations
- Open plan accommodation
- Access via two roller shutter doors
- Concrete floor
- Fluorescent Strip Lighting throughout
- Gas fired blow heater
- 6.6m to eaves / 7.6m to apex

Offices and Ancillary within Warehouse:

- Open plan and cellular offices
- W.C facilities, kitchen and canteen facility
- Air conditioning to part

External

- Good loading and external yard space to the front and rear
- Covered loading area to side providing additional access

Business Rates

Upon application

Services

We understand that all mains water, gas and electricity are supplied to the property. KVA Power Supply TBC

Accommodation

We have measured the building on a gross internal area basis and it is available as a whole or in a combination of the following:

Unit 1 and Additional Offices	sq m	sq ft
Ground floor warehouse	1,015.32	10,928
Ground floor front offices	74.02	796.74
First floor front offices	68.13	733.35
Ground floor offices/ancillary	55.91	602
First floor offices/canteen	55.91	602
Additional offices to the front	217.10	2,336
TOTAL	1,486.36	15,999

Unit 2	sq m	sq ft
Warehouse	1,125.2	12,112
Offices/ancillary	21.56	232
TOTAL	1,146.76	12,344

Unit 3	sq m	sq ft
Warehouse	1,137.5	12,244
Offices/ancillary	21.56	232
TOTAL	1,159.06	12,476

The Link	sq m	sq ft
	886.5	9,542

TOTAL	4,678.68 sq m	50,361 sq ft
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EPC

A full EPC report has been prepared and is available upon request.

Viewings / Further Information

For further information or to arrange a viewing please contact the sole letting agents - rick@daviesharrison.com

MISREPRESENTATION ACT

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