

TO LET

3,694 - 7,576 sq ft (343.2-703.9 sq m)

Available to lease individually or combined

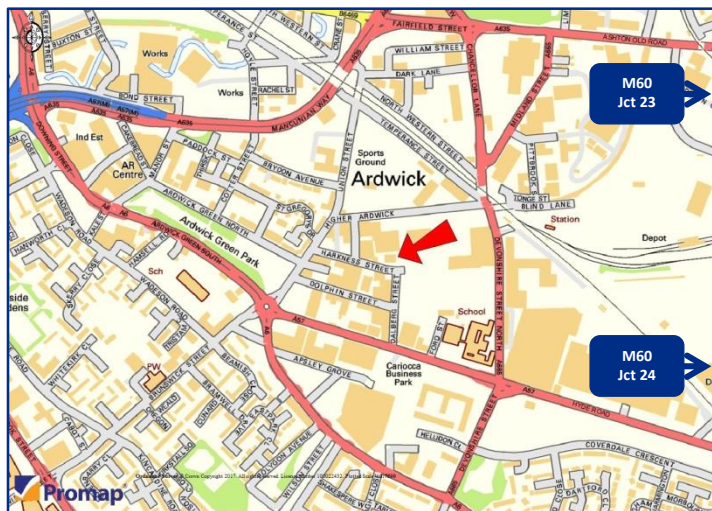
- Private secure yard
- Approx 1 mile from Manchester City Centre
- Approx 2.5 miles from Jct 23, M60



25-27 Harkness Street

**Ardwick
Manchester
M12 6BT**

dh DAVIES HARRISON
REAL ESTATE
0161 236 9999
www.daviesharrison.com



LOCATION

The subject property is located on Harkness Street close to its junction with Dalberg Street, which in turn connects with the A57 Hyde Road. Hyde Road provides direct access to the A57(M) Mancunian Way and is 2.5 miles from Junction 24 of the M60 Motorway.

The property is in close proximity to Piccadilly Station and Ardwick Railway Station and has excellent bus links via Hyde Road.

DESCRIPTION

The premises comprise a self-contained two storey warehouse and offices which has the potential to subdivide incorporating a secured yard area.

The property is of a steel frame construction incorporating PVC coated steel roof with brick facades to the front. The property also benefits from a first floor mezzanine which has potential for lift access.

SPECIFICATION

The unit benefits from the following internal specification:

- 2 roller shutter door access
- A combination of open plan warehouse and office space
- Fluorescent strip lighting throughout
- Sealed concrete floor on ground floor level
- All windows have security shutters
- First floor storage area

SERVICES

We understand that mains services are available to the property including three phase electricity, gas, mains water and drainage.

EPC

An Energy Performance Certificate is available upon request.

ACCOMMODATION

We understand the premises has the following gross internal area:

	Sq ft	Sq m
Ground Floor	3,882.4	360.7
First Floor	3,694.2	343.2
Total	7,576.6	703.9
Site area	0.14 acres	0.056 ha

RATEABLE VALUE

The premises are listed as "Warehouse and Premises" and have a current Rateable Value of £17,750. The draft 2017 Rating Valuation is £17,250. We would advise interested parties make their own enquiries with Manchester City Council's Rating Department.

TERMS

The premises are available individually or as a whole by way of a new full repairing and insuring lease for a term to be agreed.

RENTAL

Upon application.

VAT

All prices are exclusive but may be liable to VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

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