

TO LET / MAY SELL

3,654-8,654 sq ft
(339-803 sq m)

- Private secure yard
- CCTV monitored development with perimeter redwall detectors
- Approx 1 mile east of Manchester City Centre
- Available individually or as a whole



Units 9/10, Varley Business Centre
Varley Street / James Street
Miles Platting
Manchester
M40 8EL





LOCATION

Varley Business Centre is located at the junction of Varley Street and James Street in the Miles Platting area of East Manchester, approximately 1 mile (1.6 km) east of Manchester City Centre.

Oldham Road (A62) provides direct access to Junction 22 of the M60 Orbital Motorway, approximately 3 miles (4.8 km) east of the property.

DESCRIPTION

Varley Business Centre comprises a modern build warehouse / office development.

The subject property provides the following:

- Steel frame construction
- Part brick, part microrib clad elevations
- Mono pitched, steel profile clad roof
- Eaves height ranging from 5.8m – 7.1m
- 1st floor mezzanine to Unit 9 with part mezzanine for Unit 10
- Concrete floors and breezeblock walls
- Surface mounted halogen box lights
- Electrically operated roller shutter loading door
- Designated loading yard
- 10 car parking spaces
- Secure yard with heavy duty folding gates

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.

TERMS

The premises are available individually or as a whole and by way of a new full repairing and insuring lease for a term to be agreed, alternatively a sale of the units may be considered.

ACCOMMODATION

We understand the unit has the following gross internal area:

	Sq ft	Sq m
Unit 9		
Ground Floor	2,500	232.25
First Floor	2,500	232.25
Total	5,000	464.50
Unit 10		
Ground Floor	2,500	232.25
First Floor	1,154	107.21
Total	3,654	339.46
Total	8,654	803.96

RATEABLE VALUE

Units 9 and 10 are described as "Warehouse and Premises" and each have a Rateable Value of £13,250 each. The draft Valuation for 2017 for each unit is £15,000. We would advise interested parties to make their own enquiries with Manchester City Council's Rating Department

RENTAL / PRICE

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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