

TO LET

6,437-12,937 sq ft
(598.01-1,201.88 sq m)

- Highly prominent units to Mancunian Way
- Sought-after location
- Fully secure yard
- Strong location within 100m of Manchester city centre
- Clear working height of 5.8m



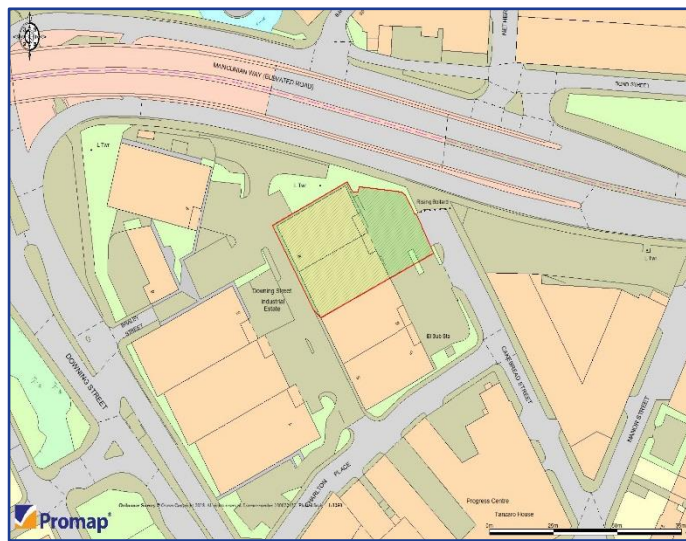
Modern steel portal frame warehouse units

Units 7 & 8 Downing Street Industrial Estate

Charlton Place
Manchester
M12 6HH

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REAL ESTATE

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LOCATION

The property is prominently located close to Manchester City Centre with frontage to the A57(M) Mancunian Way and can be accessed via either the Mancunian Way or the A6 Stockport Road.

The A57(M) Mancunian Way is approximately 100 metres from the unit, which provides direct access onto the M602 and in turn the M62 Motorway.

DESCRIPTION

The units are of modern steel portal frame with an eaves height of 5.8m with a pitched roof, clad in profile steel which is internally lined and incorporates 10% roof lights.

Internally each warehouse provides good clear open space with heating and lighting via high bay sodium spotlights. There are full height electrically operated roller shutter doors.

Along the front elevation there is a two-storey office block. The offices are fully carpeted with plaster painted walls. Lighting is provided via fluorescent strip lighting with heating via gas central heating system.

The units are fully alarmed and also benefit from all mains services including three phase electricity. Externally there is a shared loading area to the front of the building together with car parking.

SERVICES

We understand the property is connected to mains drainage. Water, gas and electricity are connected from public supplies.

EPC

An Energy Performance Certificate is available upon request.

ACCOMMODATION

The property has the following gross internal floor areas:

	Sq ft	Sq m
Unit 7		
GF Warehouse/Offices/WC	5,888	547.01
FF Offices	612	56.86
Unit 7 Total	6,500	603.87
Unit 8		
GF Warehouse/Offices/WC	5,835	542.08
FF Offices	602	55.93
Unit 8 Total	6,437	598.01
Total	12,937	1,201.88

RATEABLE VALUE

The properties are due to be re-assessed. We advise any prospective tenants to make their own enquiries of Manchester City Council.

PLANNING

The property is situated on an established industrial estate and we believe there are no planning restrictions. Interested parties should however, make their own enquiries of the Manchester City Council Planning Department.

TERMS

The accommodation is available by way of new full repairing and insuring leases for terms to be agreed.

RENTAL

Upon application.

VAT

All prices, outgoings and rentals are exclusive of, 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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