

FOR SALE

6,855 sq ft
(637.1 sq m)

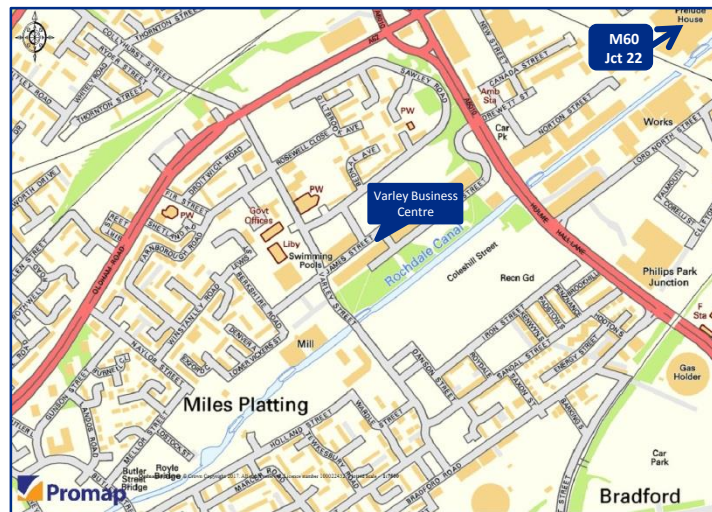
- Private secure yard
- High quality office accommodation
- Modern kitchen
- Office / boardroom fitout and furniture can be included within the sale
- Situated approx. 1 mile east of Manchester City Centre



Modern commercial warehouse / office facility

Units 7/8, 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 unit is situated within a terrace of 11 industrial units and comprises the following specification:

- Steel frame construction
- Part brick, part microrib clad elevations
- Mono pitched, steel profile clad roof
- Eaves height ranging from 5.8m – 7.1m
- Concrete floors and breezeblock walls
- Surface mounted halogen box lights
- Electrically operated roller shutter loading door
- First floor offices with air conditioning (hot and cold)
- Office and boardroom fitout and furniture can be included within the sale
- Modern kitchen
- 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.

PLANNING

The premises are situated on an established industrial estate. We advise interested parties make their own planning enquiries with the local Planning Department.

TERMS

The premises are available to purchase as a whole.

ACCOMMODATION

We understand the unit has the following gross internal area:

	Sq ft	Sq m
Reception	192	17.8
Warehouse	4,583	425.8
First floor	2,080	193.3
Total	6,855	637.1

RATEABLE VALUE

The property is listed as “Warehouse and Premises” and has a current Rateable Value of £43,000.

We advise interested parties make their own enquiries of Manchester City Council’s Rating Department.

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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