

TO LET

2,654 sq ft (246.52 sq m)

- Highly prominent unit visible from the Mancunian Way
- Sought-after location
- Tarmac yard / parking area
- Strong location within 100m of Manchester city centre

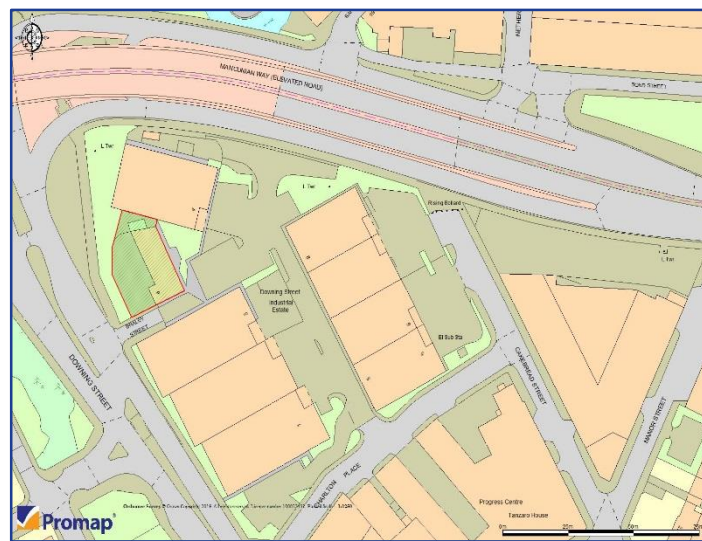
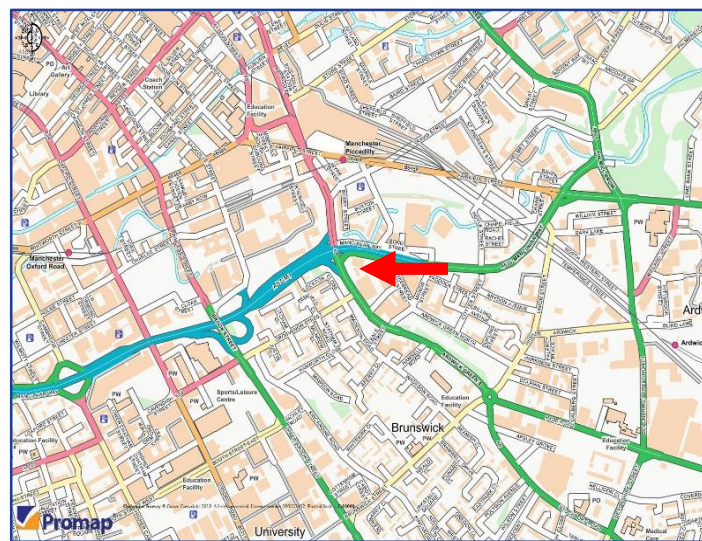


Detached warehouse / industrial unit

Unit 9 Downing Street Industrial Estate

Brayley Street
Manchester
M12 6HH

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



LOCATION

The property is located within Downing Street Industrial Estate accessed from Brayley Street, a small cul-de-sac which only serves the subject property. Brayley Street leads directly off the A6 Downing Street.

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

DESCRIPTION

Unit 9 is a self-contained detached building with its own dedicated yard area.

The building is of brick construction with pitched roof of double skin profile metal cladding incorporating clear PVC rooflights and is supported on metal trusses.

Internally the property provides open plan warehouse area to the main building with floor to underside of truss height of 2.69m (8ft 10in).

A small extension to the front of the building houses an entrance lobby and reception area. The reception area has a modern suspended ceiling with panelled walls and ceramic tiled floor. Accessible WC facilities are accessed from the entrance lobby with additional WC facilities available within the main warehouse accommodation.

An up and over roller shutter door provides vehicular access to the unit via the front yard. The tarmac hardstanding yard area is secured by a metal barrier with boundary marked by low level brick wall.

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 area:

	Sq ft	Sq m
Unit 9 - Warehouse / reception / WC	2,654	246.52

RATEABLE VALUE

Ingoing tenants will be responsible for the payment of business rates. 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 a new full repairing and insuring lease for a term to be agreed.

RENTAL

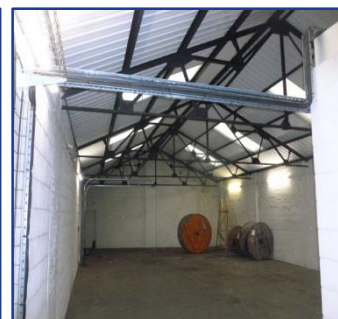
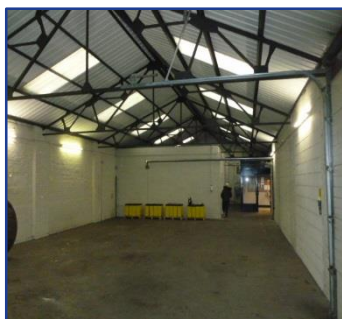
Upon application.

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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