

# TO LET

1,198 sq ft  
(111.3 sq m)

- Good quality open plan warehouse
- Located in close proximity to Manchester City Centre
- Well established industrial location
- Substantial shared yard
- Recently refurbished



Open Plan Mid-Terraced Industrial Unit

**Unit 9**  
**Crown Industrial Estate**  
**Poland Street**  
**Manchester**  
**M4 6BN**

**dh** **DAVIES HARRISON**  
REAL ESTATE  
**0161 236 9999**  
[www.daviesharrison.com](http://www.daviesharrison.com)



## LOCATION

The property is located within Crown Industrial Estate which is situated on Poland Street, off Oldham Road (A62), close to Manchester City Centre.

The Estate is strategically located and has excellent accessibility to Manchester City Centre, East Manchester and the Inner City Orbital M60 Motorway.

## DESCRIPTION

The property has recently undergone a scheme of refurbishment and comprises a mid-terraced modern warehouse situated on a secured industrial estate. The property benefits from a substantial shared yard and car parking area and offers the following specification:

- Good quality open plan warehouse
- 4.5m eaves
- Concrete floor
- Fluorescent strip lighting
- Electric roller shutter door
- Gas fired hot air blowers
- One personnel door
- Secured estate

## SERVICES

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

	Sq ft	Sq m
Ground Floor	1,198	111.3

## EPC

An Energy Performance Certificate is available upon request.

## RATEABLE VALUE

The premises are described as "Gym and Premises" and has a current Rateable Value of £4,050.

We advise interested parties to make their own enquiries of the Local Authority Rating Department.

## PLANNING

We are advised the permitted use of the property is Classes B1, B2 and/or B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987.

We advise interested parties to make their own enquiries with Manchester City Council Planning Department.

## TERMS

The premises are available 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

RICK DAVIES  
Director  
07831 658804  
rick@daviesharrison.com

SAM RODGERS  
Surveyor  
07903 518044  
sam@daviesharrison.com

