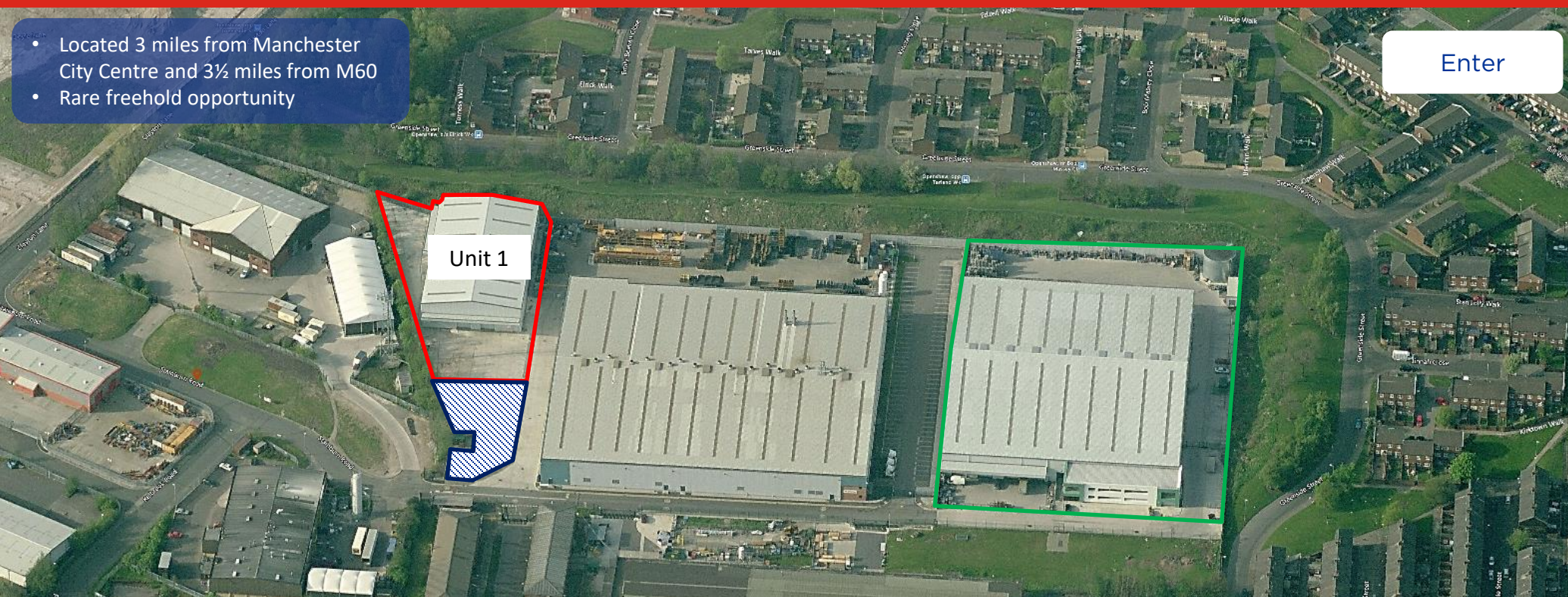


For Sale / May Let

16,944 sq ft (1,574.17 sq m)
On a site area of approx. 0.84 acre (0.339 hectares)

- Located 3 miles from Manchester City Centre and 3½ miles from M60
- Rare freehold opportunity

Enter



Modern Self-Contained Steel Portal Frame Warehouse / Industrial Facility

Unit 1, Stainburn Road
Openshaw, Manchester, M11 2DN

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Unit 1, Stainburn Road Openshaw, Manchester, M11 2DN

HOME

LOCATION

DESCRIPTION

ACCOMMODATION

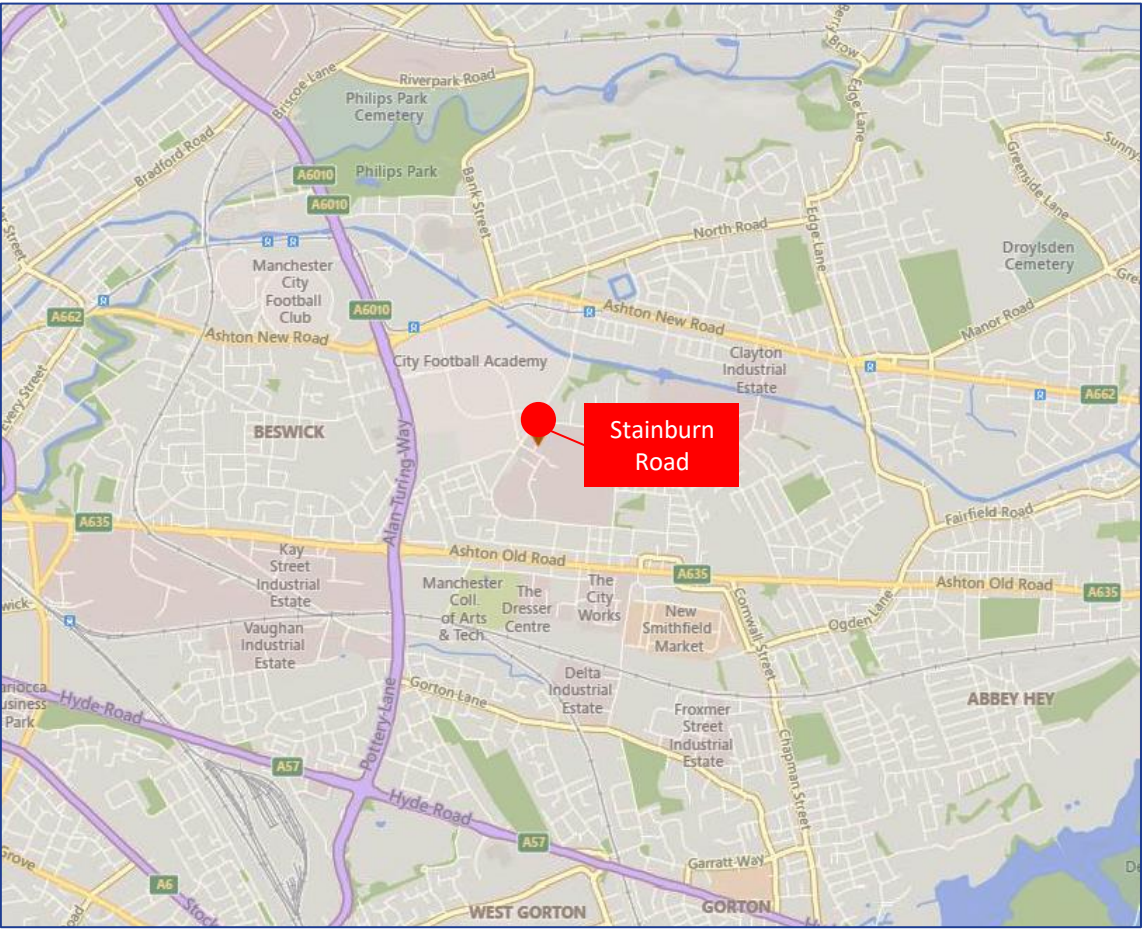
FURTHER
INFORMATION

LOCATION

Stainburn Road is located in the Openshaw area of Manchester within close proximity to Ashton Old Road (A635) and Alan Turing Way (A6010).

Manchester City Centre is located 3 miles to the west while the M60 Motorway is 3.5 miles to the east accessed via the A635 Ashton Old Road. The M60 Orbital Motorway provides access to the national motorway network.

Manchester Piccadilly Station	2.5 miles
Manchester City Centre	3 miles
M60 Motorway	3.5 miles
M67 Motorway	5.5 miles
Manchester Airport	10 miles

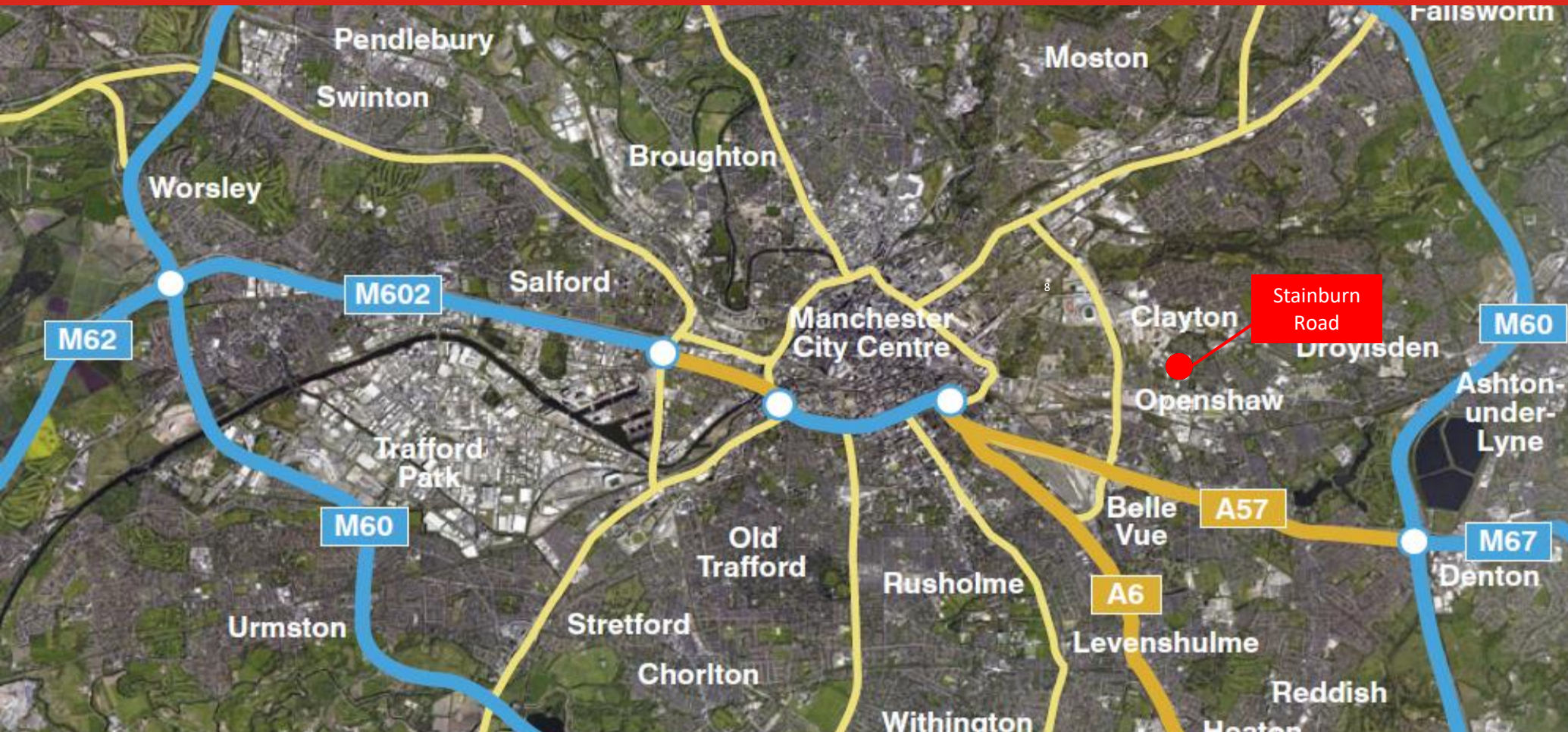


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[HOME](#)[LOCATION](#)[DESCRIPTION](#)[ACCOMMODATION](#)[FURTHER
INFORMATION](#)

DESCRIPTION

The property comprises a self-contained modern warehouse of a steel portal frame construction with PVC coated sheet cladding to the walls and roof.

It benefits from vehicle access from two elevations and a substantial car park and yard.

The property offers the following specification:

Warehouse

- Steel portal frame
- Sealed concrete floor
- Eaves height of 8m
- 5 level access doors
- Lighting to warehouse

Office

- An office / amenity block
- WC

External

- Substantial secured yard and compound area
- Lighting
- Potential for additional car parking



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HOME

LOCATION

DESCRIPTION

ACCOMMODATION

FURTHER
INFORMATION

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area basis as follows:

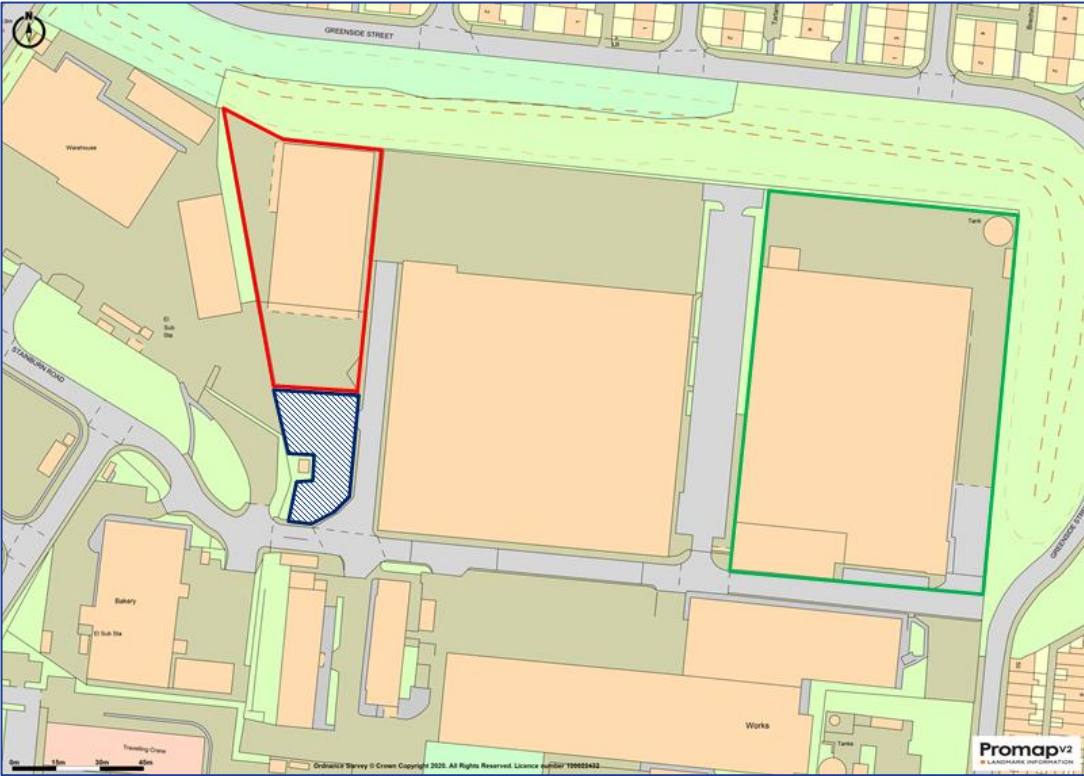
	Sq ft	Sq m
Warehouse	16,944	1,574.14
Total	16,944	1,574.14
Site Area	0.84 acre	0.339 ha

An additional area of 0.243 acres (edged blue on the plan) which could be used for car parking is available by way of additional agreement if required.

We are also marketing Unit 3 Stainburn Road (edged green on the plan) on behalf of our client. Available for sale / to let, the property measures circa 82,430 sq ft (7,657.94 sq m).

Further information can be found here:

http://daviesharrison.com/property.php?property_id=550



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SERVICES

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

ENERGY PERFORMANCE
CERTIFICATE

A copy of the Energy Performance Certificate for the property is available upon request.

RATEABLE VALUE

We would advise that all interested parties make their own enquiries in relation to rates.

PLANNING

The property is situated in an established industrial area.

Interested parties should make their own enquiries with the Local Council.

TERMS

The premises are available to purchase freehold.

They may be available to lease on full repairing and insuring terms to be agreed.

An area of 0.243 acres which could be used for car parking is available by way of additional agreement if required.

We are also marketing Unit 3 Stainburn Road on behalf of our client which can be purchased / leased in association with this property, or both properties taken individually.

PRICE / RENT

Upon application.

VAT

All prices 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.

VIEWING / ENQUIRIES

For further information, or to arrange a viewing, please contact:

Rick Davies
07831 658804
rick@daviesharrison.com

Sam Rodgers
07903 518044
sam@daviesharrison.com

James Goode
07891 810260
James.goode@avisonyoung.com

IMPORTANT NOTICE

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Aerial photography provided via Google Earth and Bing.
May 2020

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