

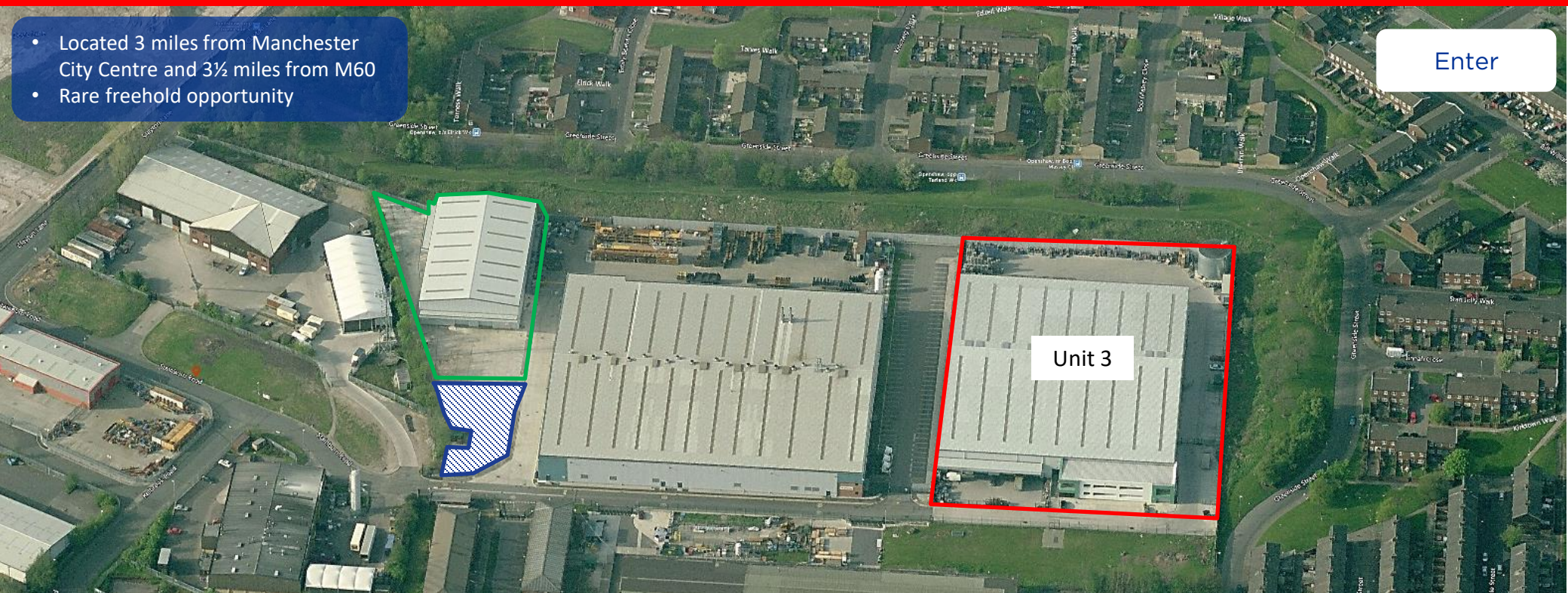
For Sale / May Let

82,430 sq ft (7,657.94 sq m)

On a site area of approx. 3 acres (1.214 hectares)

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

Enter



Modern Self-Contained Warehouse / Industrial Facility

Unit 3, Stainburn Road
Openshaw, Manchester, M11 2DN

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Unit 3, Stainburn Road Openshaw, Manchester, M11 2DN

HOME

LOCATION

DESCRIPTION

ACCOMMODATION

GALLERY

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.

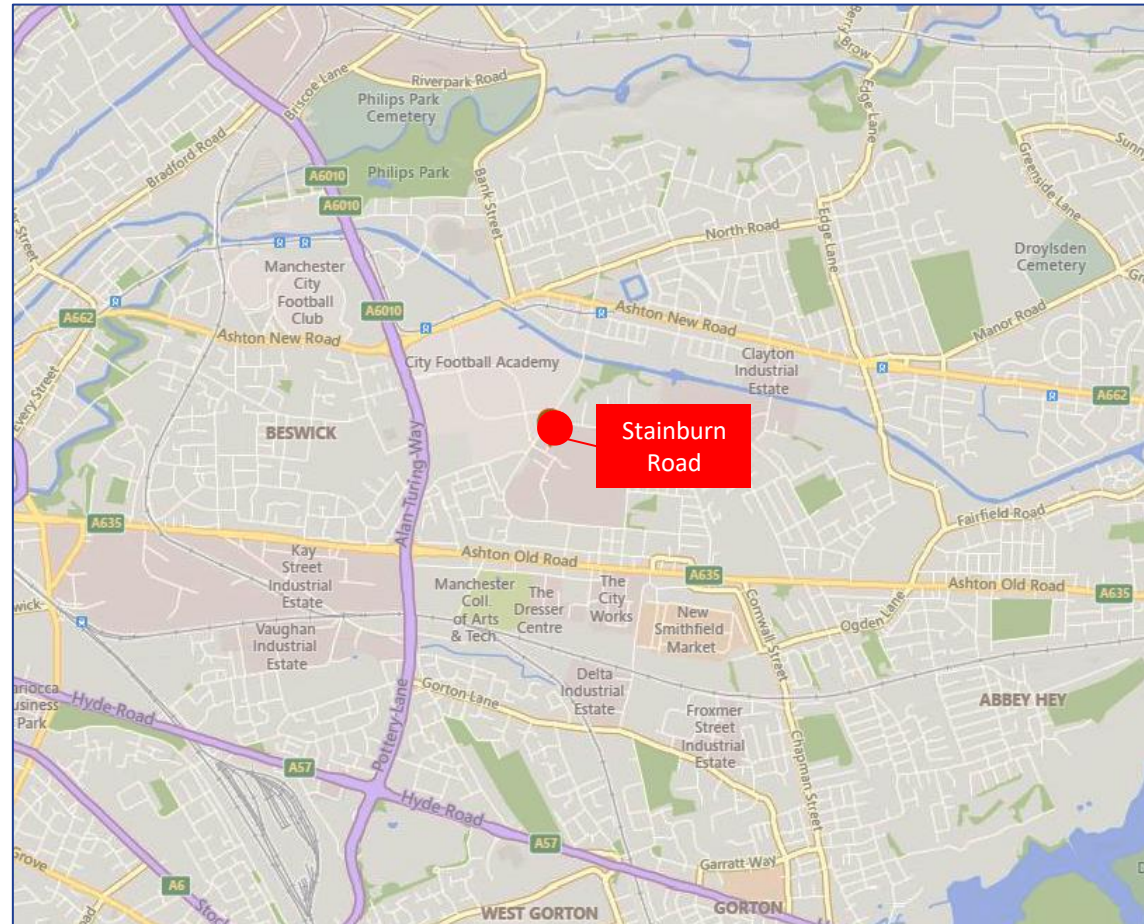
Manchester Piccadilly Station 2.5 miles

Manchester City Centre 3 miles

M60 Motorway 3.5 miles

M67 Motorway 5.5 miles

Manchester Airport 10 miles



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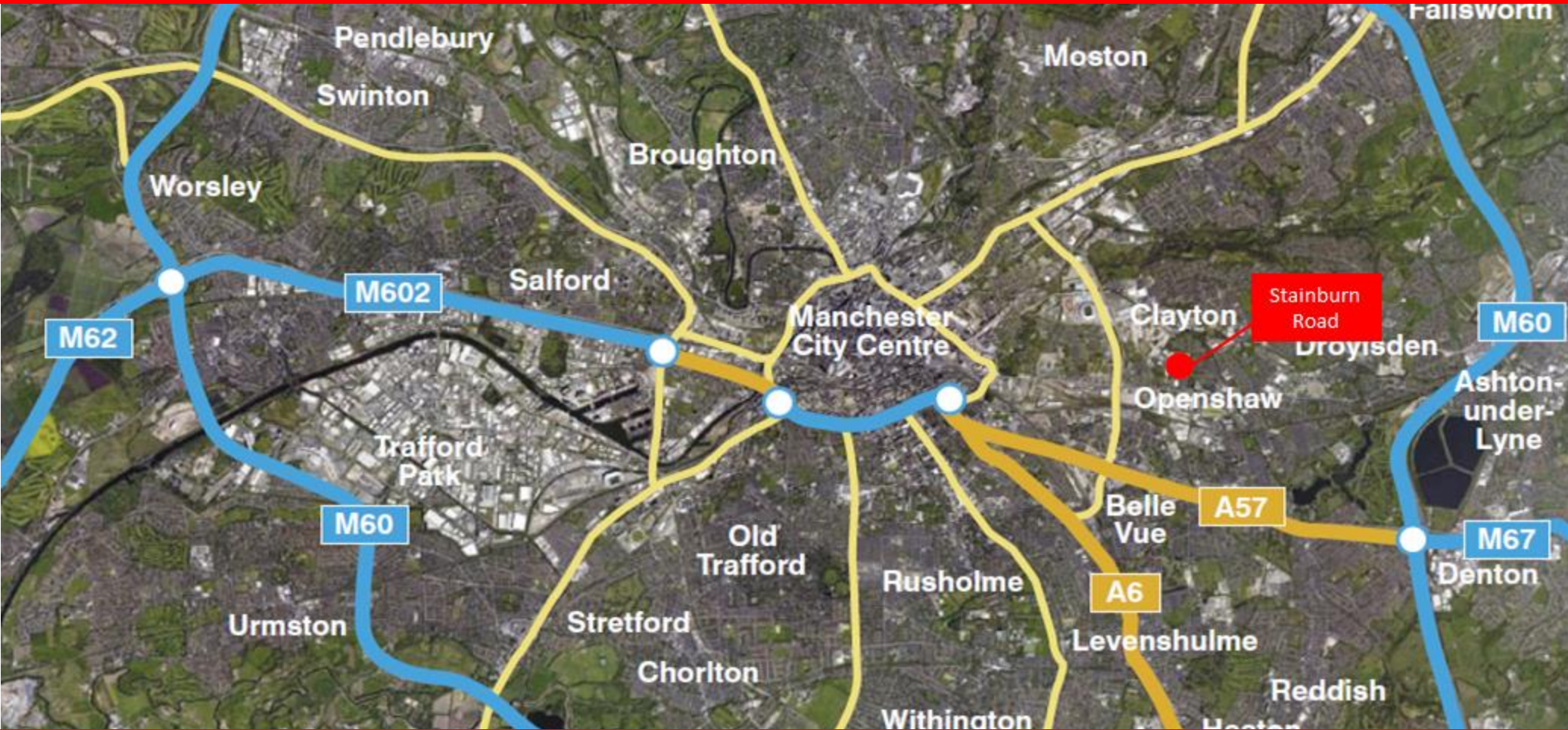
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DESCRIPTION

The property comprises a fully refurbished modern stand alone warehouse / industrial facility incorporating two storey office, car parking and sub station. It offers the following specification:

Warehouse

- Steel portal frame
- PVC coated steel cladding to walls and roof
- Eaves 8m to an apex of 12m
- Sodium lighting
- 8 level access doors to two sides of the building
- 2 storey works offices and staff amenities
- Warehouse heating
- Alarm
- CCTV

Offices

- 2 storey offices to the front
- Reception including lift
- Combination of open plan and cellular offices including suspended ceilings, fluorescent strip lighting and fully carpeted
- Canteen
- Showroom / boardroom



External

- Substantial concrete yard area to the rear
- Secure car park to the side
- Yard is lit

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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:

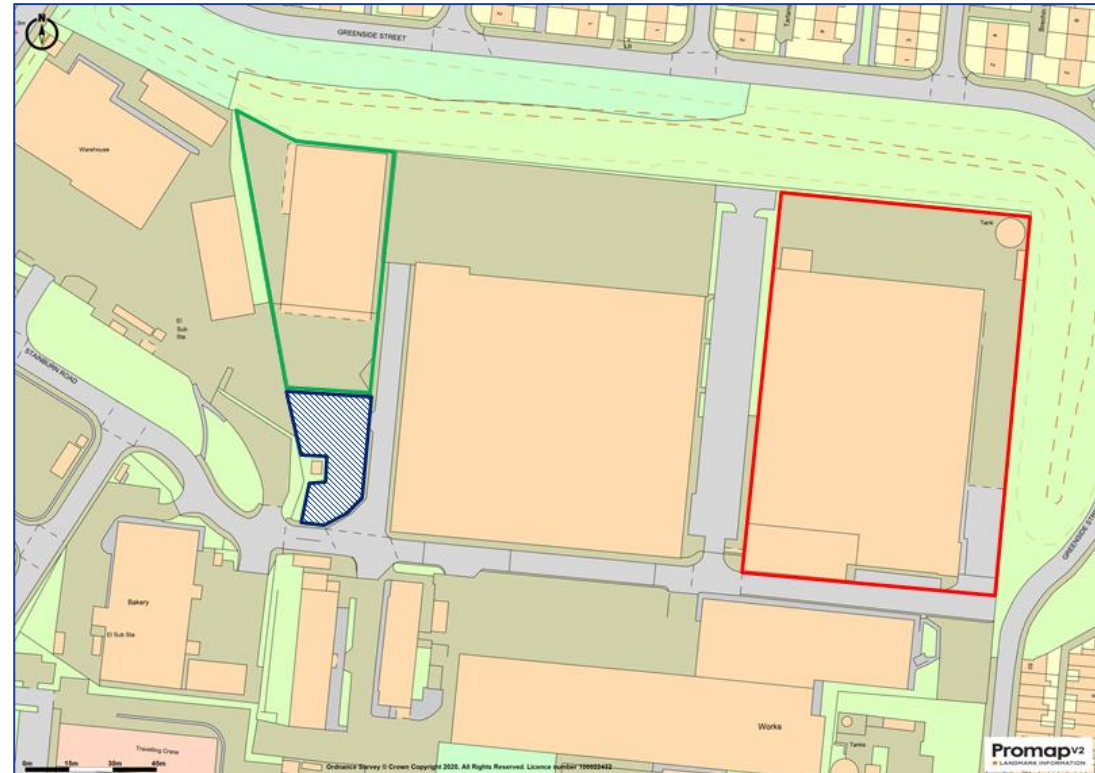
	Sq ft	Sq m
Warehouse	71,129	6,608.05
Warehouse Offices, Kitchen and Toilets	3,713	344.95
General Office, Kitchen and WC	7,588	704.94
Total	82,430	7,657.94
Site Area	3 acres	1.214 ha

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 1 Stainburn Road (edged green on the plan) on behalf of our client. Available for sale / may let, the property measures circa 16,944 sq ft (1,574.14 sq m).

Further information can be found here:

http://daviesharrison.com/property.php?property_id=549



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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

The property is entered in current Rating List as "Warehouse and Premises" with a Rateable value of £85,500.

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

PLANNING

The property is situated in an established industrial estate and we believe there are no planning restrictions.

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

TERMS

The premises are available to purchase freehold or may be available to lease on full repairing and insuring terms to be agreed.

The estate road is privately owned.

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 1 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

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Sam Rodgers

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sam@daviesharrison.com

James Goode

07891 810260

James.goode@avisonyoung.com

IMPORTANT NOTICE

Davies Harrison and Avison Young for themselves and/or the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars do not constitute any part of an offer or contract. (2) All statements contained in the particulars as to the property are made without responsibility on the parts of Davies Harrison, Avison Young or Vendors or Lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by investigation or otherwise as to the correctness to each of them. No person in the employment of Davies Harrison or Avison Young has any authority to make or give any representation or warranty whatever in relation to this property.

Aerial photography provided via Google Earth and Bing.

May 2020

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