

# To Let

## 33,519 sq ft (3,114 sq m)

- Located ½ mile from Manchester City Centre
- Dock loading with canopy
- Secure service yard
- Occupation available Summer 2021



Warehouse / Industrial Unit

## Unit 2 Peel Lane

Cheetham Hill

Manchester

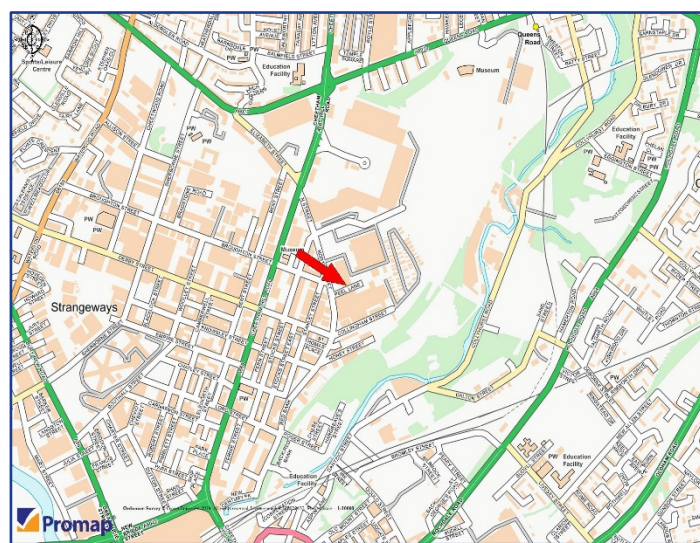
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## LOCATION

The property is located on Peel Lane in Cheetham Hill. Peel Lane is situated off North Street which in turn leads to Cheetham Hill Road (A665), one of the primary routes into Manchester City Centre. Situated half a mile from Manchester City Centre the property lies in an area of predominantly industrial / cash and carry uses with Junction 7 of the M60 Motorway being 6 miles to the north.

## DESCRIPTION

Comprising a semi-detached industrial / warehouse unit the property offers concrete frame construction with brickwork elevations to full height and profile metal clad elevations externally below a pitched roof with profile metal clad panels incorporating translucent roof panels.

## SPECIFICATION

- Eaves height of approximately 3.8m and 6.55m to the apex
- Concrete floor
- 3 x dock loading areas below a covered canopy
- 1 x ground floor manually operated loading door
- Sodium pendant lighting / fluorescent strip lighting to the warehouse
- Secured service yard with palisade fencing

## ACCOMMODATION

	Sq ft	Sq m
Warehouse	30,773	2,859
Canopy	2,746	255
<b>Total</b>	<b>33,519</b>	<b>3,114</b>

## SERVICES

The property is connected to mains drainage. Water and electricity are connected from public supplies.

## EPC

An Energy Performance Certificate is available on request.

## BUSINESS RATES

The property is described as "Warehouse and Premises" and has a current Rateable Value of £65,000. Interested parties should make their own enquiries of the Local Rating Department.

## PLANNING

The property is situated in an established industrial area and we believe there to be no planning restrictions.

We advise interested parties should make their own enquiries of the Local Planning Authority.

## TERMS

The property will be available Summer 2021 on a full repairing and insuring lease for a term to be agreed.

## RENTAL

Upon application.

## VAT

All prices are quoted exclusive of but will be subject 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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