

To Let

36,830 sq ft (3,421.58 sq m)

On a site area of approx. 2.352 acres (0.951 ha)



- 1.5 miles from Manchester City Centre
- Suitable for alternative uses such as:
- Recycling / breaker's yard / scrap / haulage depot / plant yard / builders merchant / civil engineering

Former Car Auction Warehouse Facility with Substantial Yard

Redgate Lane
Belle Vue
Manchester, M12 4SA

haughton
WARBURTON LTD
Chartered Surveyors
0161 839 0080

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

Redgate Lane Belle Vue, Manchester, M12 4SA

HOME

LOCATION

DESCRIPTION

ACCOMMODATION

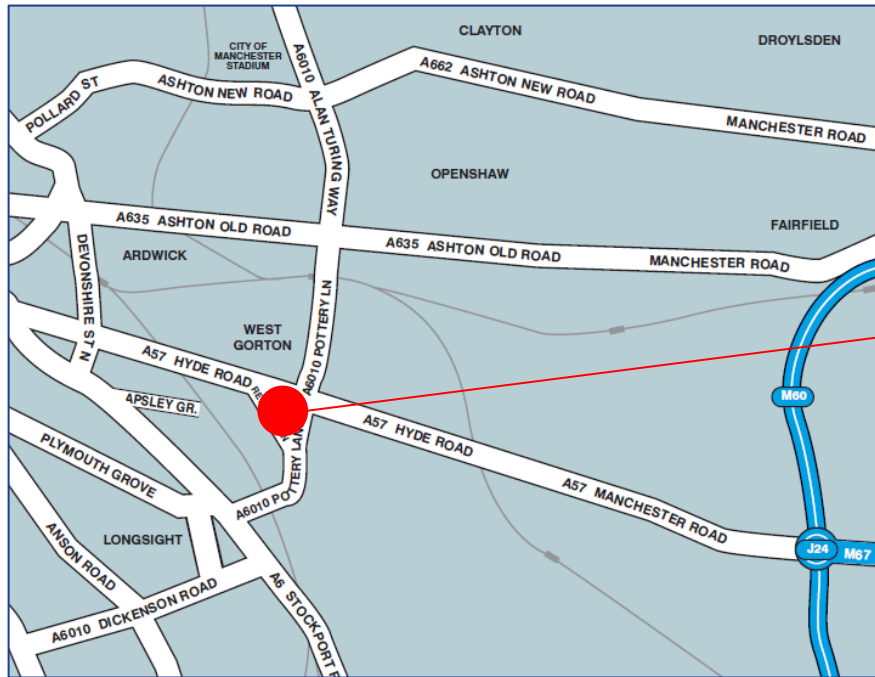
FURTHER
INFORMATION

Location

The property is prominently situated on Redgate Lane just off Hyde Road (A57), one of the main arterial routes in and out of Manchester.

It is situated adjacent to the BCA Car Auction Centre, just off Pottery Lane / Alan Turing Way (A6010) which links inner-city Manchester.

The property benefits from excellent transport links with Manchester City Centre approximately 1.5 miles to the west and 2.5 miles to J24 M60 Motorway which links to the national motorway network.



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Description

The site is currently used as a car sales / auction facility and comprises a warehouse showroom and office facility with a covered bay and substantial yard comprising the following:

Main Warehouse

- A steel portal frame building
- PVC coated steel cladding to walls and roof
- Concrete floor
- Eaves height of 5m rising to apex of 6.4m
- 4 roller shutter doors and 1 sliding door

Offices / Reception

- Combination of open plan and cellular accommodation
- Café / canteen
- WC facilities

Canopy

- Steel frame
- PVC coated steel cladding to roof and part wall
- Concrete floor

External

- Substantial secured yard
- Gatehouse and barrier control



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Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, 6th Edition and comprises the following gross internal floor areas:-

	Sq ft	Sq m
Warehouse	11,072	1,028.61
Canopy	19,210	1,784.645
Office / Amenities	6,548	608.32
Total	36,830	3,421.58
Site Area (approx.)	2.352 acres	0.951 ha



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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

An Energy Performance Certificate is available on request.

Rateable Value

The premises are described as "Car Auction and Premises" and with a current Rateable Value of £66,500.

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

Planning

The property is currently used as a vehicle auction house.

We believe the site may be suitable for alternative uses or redevelopment, subject to planning.

We advise interested parties to contact Manchester City Council Planning Department to discuss a change of use if necessary.

Terms

The property is available to lease on a short term basis for a period of 3 years maximum.

Rental

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 and All Other Enquiries

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

Nick Haughton
0161 839 0080
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07903 518044
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Aerial photography provided via Google Earth.

September 2021

