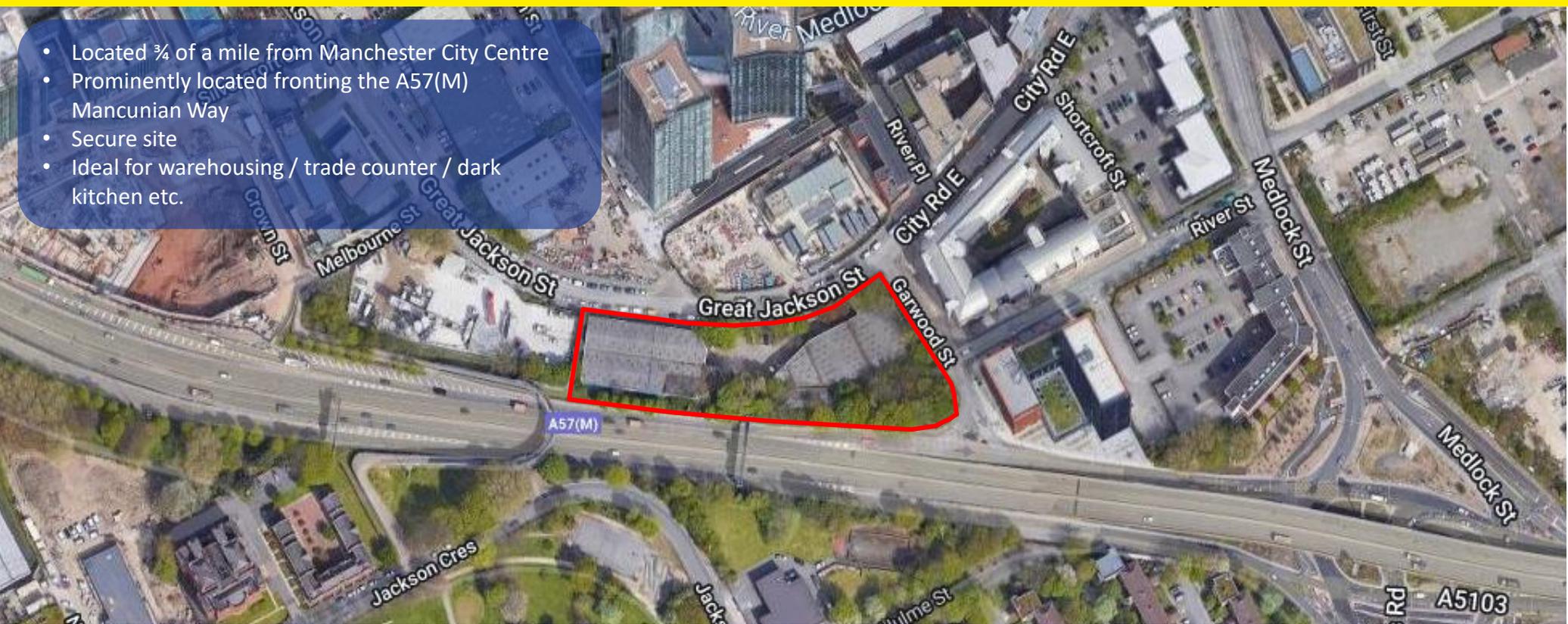


# TO LET

19,420 - 40,195 sq ft (1,804 - 3,734 sq m)

On a site area of 1.8 acres (0.7 hectares)

- Located  $\frac{3}{4}$  of a mile from Manchester City Centre
- Prominently located fronting the A57(M) Mancunian Way
- Secure site
- Ideal for warehousing / trade counter / dark kitchen etc.



Warehouse Accommodation on a Site of 1.8 acres

Great Jackson Street  
Manchester  
M15 4NG

## LOCATION

The property is located on the corner of Great Jackson Street and Garwood Street, ¾ of a mile to the south-west of Manchester City Centre.

The property fronts the A57(M), Manchester's Inner Ring Road, providing the property with prominence and excellent road communications.

## DESCRIPTION

The site extends to circa 1.8 acres and houses two warehouses with office accommodation.

The warehouses are of steel portal frame construction with brick elevations and cladding with a good eaves height.

Each warehouse benefits from a large opening onto the yard area and is surrounded by steel palisade perimeter fencing.

The site would suit the following uses:

- Warehousing
- Trade counter
- Dark kitchen

## ACCOMMODATION

The property has the following gross internal floor area (GIA):

	Sq ft	Sq m
Unit 1	19,420	1,804
Unit 2	20,775	1,930
<b>Total</b>	<b>40,195</b>	<b>3,734</b>
<b>Site Area</b>	<b>1.8 acres</b>	<b>0.7 ha</b>

## EPC

An Energy Performance Certificate is available upon request.

## SERVICES

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

## RATEABLE VALUE

The property is listed in the current Rating List as "Car Park" and has a Rateable Value of £60,000.

We advise interested parties to make their own enquiries of the local Rating Department to discuss their proposed use and any potential rates liability.

## PLANNING

The site is suitable for uses within Classes B1 / B2 / B8.

Interested parties should make their own enquiries of the local Planning Department to discuss their proposed use.

## TERMS

The property is available to lease for a number of years to be agreed. Short and long leases will be considered.

## 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.



## FURTHER INFORMATION

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

**RICK DAVIES**  
**07831 658804**  
**rick@daviesharrison.com**



### IMPORTANT NOTICE

Davies Harrison for themselves and/or the Vendors or Lessors of this property whose agents they 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 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 has any authority to make or give any representation or warranty whatever in relation to this property. June 2022