

TO LET

4,206-8,414 sq ft (390.79-781.72 sq m)

- Secure yard
- CCTV monitored development
- Located approx. 1 mile east of Manchester City Centre
- Available individually or combined



Modern Commercial Warehouse / Office Facility

Varley Business Centre – Units 3 and 4

James Street
Manchester
M40 8EL



LOCATION

Varley Business Centre is located at the junction of Varley Street and James Street in the Miles Platting area of East Manchester, approximately 1 mile (1.6 km) east of Manchester City Centre.

Oldham Road (A62) provides direct access to Junction 22 of the M60 Orbital Motorway, approximately 3 miles (4.8 km) east of the property.

DESCRIPTION

Varley Business Centre comprises a modern build warehouse / office development.

The subject accommodation provides two warehouse units available individually or combined and providing the following:

- Steel frame construction
- Part brick, part microrib clad elevations
- Mono pitched, steel profile clad roof
- Eaves height ranging from 3.7m – 7.1m
- First floor fully fitted offices with air conditioning and raised floor to each unit
- Concrete floors and breezeblock walls
- Surface mounted halogen box lights
- Electrically operated roller shutter loading door to each unit
- Designated loading yard
- 10 car parking spaces in total
- Secure yard with heavy duty folding gates

SERVICES

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

EPC

The units have the following EPC ratings:

Unit 3 – EPC Rating C - Valid until 11 June 2028

Unit 4 – EPC Rating C – Valid until 12 June 2028

Copies of the certificates are available upon request.

PLANNING

The property is located within an established business park and we believe there to be no planning restrictions.

Interested parties should make their own enquiries of the local Planning Department and satisfy themselves that their proposed use is acceptable.

IMPORTANT NOTICE

Davies Harrison 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 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.

ACCOMMODATION

The property has the following Gross Internal Area:

Unit 3	Sq ft	Sq m
Ground Floor	2,395	222.50
First Floor	1,811	168.29
Total	4,206	390.79
Unit 4	Sq ft	Sq m
Ground Floor	2,396	222.59
First Floor	1,812	168.34
Total	4,208	390.93
Overall Total	8,414	781.72

Units are available individually or combined.

RATEABLE VALUE

The properties have the following total Rateable Values:

Unit 3 £21,200

Unit 4 £23,350

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

TERMS

The accommodation is available individually or combined and available by way of a full repairing and insuring lease for a term to be agreed.

RENTAL

Upon application.

VAT

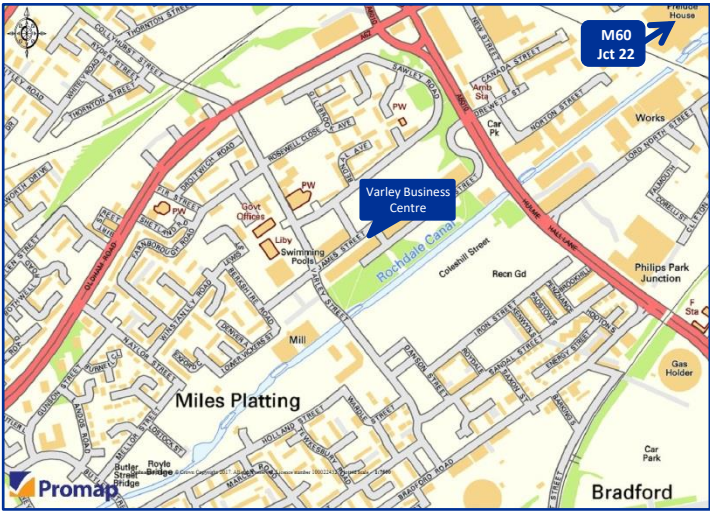
All prices are quoted exclusive of, but may be liable to, VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two we are required to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.



FOR FURTHER INFORMATION, OR TO ARRANGE A VIEWING, PLEASE CONTACT:

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