

TO LET
5,000 SQ FT (464.50 SQ M)



- **Rent Reduced!**
- Available for immediate occupation
- Recently refurbished
- Full first floor mezzanine
- CCTV monitored development with perimeter redwall detectors



**UNIT 9, VARLEY BUSINESS CENTRE, JAMES STREET, MILES PLATTING,
MANCHESTER, M40 8EL**
MID-TERRACE MODERN WAREHOUSE / INDUSTRIAL UNIT

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

DESCRIPTION

The property has been recently refurbished comprising steel portal frame mid-terrace industrial / warehouse unit offering the following specification:

- Concrete floor and breezeblock walls to ground floor
- Surface mounted halogen box lights
- Electronically operated roller shutter loading door
- Powder coated aluminium double-glazed windows and doors
- Ground floor workshop
- Mezzanine level, the majority of which has been fitted as office accommodation
- Shared yard with designated loading space
- Secured via heavy duty folding gates

ACCOMMODATION

The property has the following Gross Internal Area (GIA):

	Sq ft	Sq m
Ground Floor Workshop	2,500	232.25
Mezzanine Level	2,500	232.25
Total	5,000	464.50

EPC

The property has an Energy Performance rating of 'D'.

A copy of the 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. The services have not been tested.

RATEABLE VALUE

The property is listed in the 2023 Rating List as "Warehouse and Premises" with a current Rateable Value of £19,750.

We advise interested parties to make their own enquiries of the local Rating Authority.

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.

TERMS

The property is 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, we are required to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.

FURTHER INFORMATION / VIEWINGS

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



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