



2-12 CARNARVON STREET | MANCHESTER | M3 1JJ



7,944 sq ft (734 sq m)



**HIGH QUALITY PROMINENT WAREHOUSE/
WHOLESALE SHOWROOM BUILDING WITH
DISPLAY FRONTAGE, LOADING AREA AND
CAR PARKING**

Fringe of Manchester City centre position

Positioned close to junction with Cheetham Hill Road (A665)

Suit alternative uses, subject to consents

TO LET

DESCRIPTION

The property is a modern single storey warehouse/wholesale showroom of steel portal frame construction with brick elevations, a pitched and lined roof and solid concrete floor throughout which is fully vinyl tiled. The building is effectively open plan in nature and affords a minimum eaves height of 16 feet.

There is public/customer access into a small reception area off Carnarvon Street where there are a small number of glass partitioned private offices. At the rear is a small kitchen and WC facilities and at mezzanine level some further offices and storage areas.

To the rear of the property is a private secure loading and car parking area.

An internal viewing of the property is thoroughly recommended.



LOCATION

The property occupies a very prominent position on Carnarvon Street close to its junction with the main A665 Cheetham Hill Road on the fringe of Manchester city centre. The property is close to Victoria Station and the main centre of Manchester.

The area is an established mixed commercial and wholesale locality and as such the property will be of interest to various occupiers.

Please refer to attached location map.



SERVICES

We understand that all mains services are connected.

The property has wall mounted gas hot air blowers, strip fluorescent lighting and is fully alarmed and sprinklered.

FLOOR AREA

It is estimated that the floorspace in total extends to a gross internal floor area of 7,944 sq ft made up as follows:

Warehouse	6,422 sq ft
Mezzanine	1,522 sq ft
Total	7,944 sq ft

EPC

Available on request.

RATES

Rateable Value £20,500

TERMS

The property is available To Let on a new lease for a term to be agreed. Rental details on application

VIEWING

By prior appointment with the sole agents:
Houghton Warburton: 0161 839 0080.

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