



2 HEYROD STREET | ANCOATS | MANCHESTER | M1 2WW



14,229 sq ft (1,322 sq m)

SINGLE STOREY INDUSTRIAL/WAREHOUSE
BUILDING WITH TWO STOREY OFFICES &
DETACHED WORKSHOP/STORE AND
LARGE SECURE YARD/CAR PARKING AREA

TO LET

** City centre position**

** Just off Great Ancoats Street (A665) **

** Short term very flexible lease terms **

DESCRIPTION

The property comprises of a large single storey industrial/warehouse building with a two storey office element and a detached single storey workshop/storage unit and a very large secure yard/car parking area.

The main building is of steel frame construction with brick elevation walls and has a solid concrete floor throughout. Within the warehouse element of the main building there is a fully installed suspended ceiling. The main building has a two storey office/admin section accommodating a number of different rooms; general and cellular offices and staff facilities.

The property also has a detached single storey workshop /store across a large and secure fully surfaced car parking area.



LOCATION

The property occupies a very good position on Heyrod Street just off Great Ancoats Street (A665) on the northern fringe of Manchester city centre.

The property is within an established mixed industrial/commercial and residential locality which has seen a significant amount of inward investment and residential development over recent years.

SERVICES

We understand that all mains services are connected including a 3 phase electricity supply.

FLOOR AREA

It is estimated that the unit extends to a gross internal floor area of 7,915 sq ft made up as follows:-

Main Building	11,904 sq ft
Detached Store	2,325 sq ft
Total	14,229 sq ft

RATES

TBC

TERMS

The property will be subject to future development and as such is offered on a very flexible short term arrangement for an initial 12 month period extendable on 3 months' notice. The lease will be drafted outside of the security of tenure provisions under the Landlord and Tenant Act.

Rental £45,000/annum (£3.16psf)

VIEWING

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



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