



371 OLDHAM RD, | MANCHESTER



32,000 sq ft (Approx) (2,974 sq m)



**SURPLUS GROUND FLOOR WAREHOUSE  
WITH OFFICES & EXCELLENT LOADING**

**TO LET**



## DESCRIPTION

The available accommodation is the surplus ground floor of a two -storey portal framed building and comprises a warehouse with excellent loading and vehicular/goods vehicle gated access from Queens Rd.

Internally, the height to the underside of the ceiling beams is 4.5 metres (15 ft) and there are WC facilities and additional offices can be made available if required.

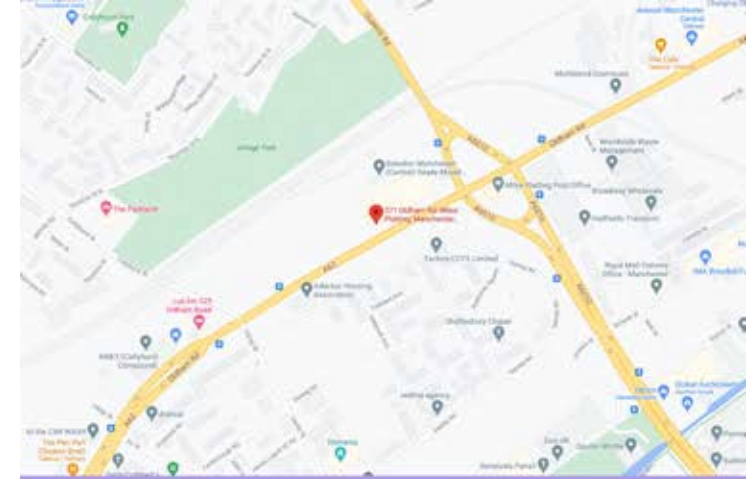


## LOCATION

The property is located on Oldham Rd (A62) at its junction with Queens Rd (A6010) in the Miles Platting district of Manchester.

Oldham Rd is one of the main arterial routes into Manchester and the city centre is around 1 mile to the south west of the property.

Access to the motorway network is most conveniently located via J23 of the M60, around 2½ miles to the east of the property.



## FLOOR AREA

The property has been measured in accordance with the RICS code of measuring practice and is estimated to extend to 32,000 ft gross internal.

## SERVICES

The property has the benefit of all mains services. Heating is by gas fired hot air blowers in the warehouse. Strip fluorescent tubes provide excellent lighting throughout and the property has an intruder alarm installation.

## RATES

To be advised.

## TERMS

The property is available TO LET by way of a new flexible lease drawn on full repairing and insuring terms. Quoting rental at £6.50 per square foot.

## EPC

Available on request.

## VIEWING

By prior appointment with the Sole Agents:  
Haughton Warburton on 0161-839-0080.

Details prepared: April 21

HW Property Ltd. conditions under which particulars are issued:  
Messrs. Haughton Warburton for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

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