



UNIT 1 MONTAGUE HOUSE | MATTHEWS STREET | ARDWICK
MANCHESTER | M12 5BB



26,906 sq ft (2,500 sq m)



SUBSTANTIAL SINGLE STOREY
WAREHOUSE/MANUFACTURING
BUILDING WITH TWO STOREY
QUALITY SHOWROOMS & OFFICES

TO LET

DESCRIPTION

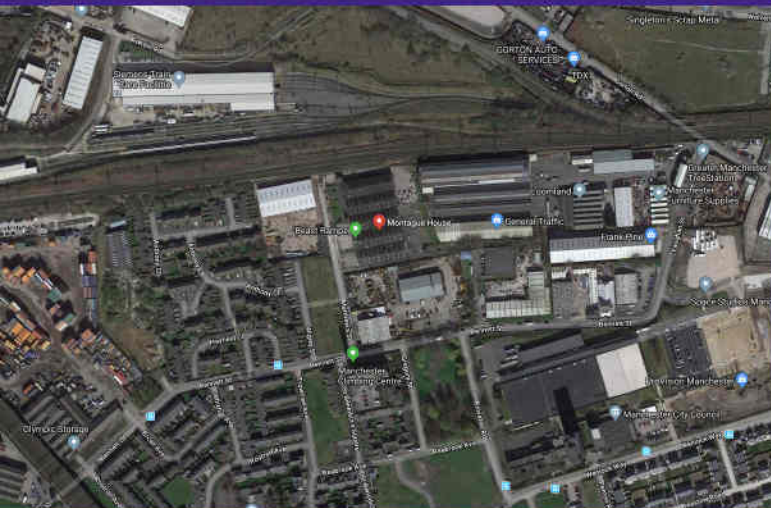
Unit 1 Montague House is a substantial single storey warehouse/manufacturing unit with two storey quality showrooms and office accommodation and a large service yard and car parking facility.

The property is of steel portal frame construction with brickwork/block and clad elevations, a solid concrete floor and a pitched and lined roof incorporating translucent panels.

The warehouse is accessible through large roller shutter doors on the rear and side elevations from a large fully surfaced yard/car parking area and provides good open plan accommodation with an eaves height of approximately 18 feet.

The offices provide a range of cellular and general areas together with a large element of showroom fit out.

The land to the rear is substantial hard standing offering excellent loading/vehicle access & turning.



LOCATION

The property is located at the head of Matthews Street which runs just off Bennett Street which links with the main A57 Hyde Road approximately 2 miles east of Manchester city centre.

The area is a popular and established industrial location easily accessible from the regional road network.

Refer to map.

SERVICES

We understand that all mains services are available.

FLOOR AREAS

The gross floor area extends to 26,906 sq ft in total made up as follows:-

Warehouse	18,206 sq ft
Ground Floor Offices	4,324 sq ft
First Floor Offices	4,371 sq ft
Total	26,906 sq ft

ENERGY PERFORMANCE CERTIFICATE

Available on request.

RATES

TBC

TERMS

The property is offered To Let under the terms of a new lease for a period to be agreed at an initial rental of £106,000 per annum, exclusive.

VIEWING

Please contact the Sole Agents;
Houghton Warburton on 0161 839 0080.



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