



76 SHERBORNE STREET | MANCHESTER | M8 8HT



5,684 sq ft (361 sq m)

DETACHED TWO STOREY INDUSTRIAL/WAREHOUSE
BUILDING WITH CAR PARKING/LOADING

FOR SALE

DESCRIPTION

Werner House is a two storey warehouse/industrial building of reinforced concrete frame with brick elevation walls, solid concrete floor and a flat roof with parapet walls. The property has been constructed in an L shaped configuration around a car parking/loading area accessed off Sherborne Street. The ground and first floors have been subdivided with timber stud partitioning. There are UPVc double glazed windows at ground floor level and the original timber framed single glazed windows at first level.

LOCATION

The property is located within the Cheetham Hill district of Manchester in a predominantly commercial and industrial area very popular with the wholesale, fashion and cash and carry sector.

The property fronts directly onto Sherborne Street approximately midway between its junction with the popular Broughton Street and Elizabeth Street. Manchester city centre is approximately 1 mile distant.

Refer to map



FLOOR AREAS

The unit extends to 5,684 sq ft in total with the accommodation arranged equally over ground and first floor levels.

SERVICES

We understand that all mains services are available.

ENERGY PERFORMANCE CERTIFICATE

Available on request

PRICE

Offers invited.
Further details on application.

RATES

The premises is currently sub-divided into two smaller parts and each has its own Rateable Value. Currently, each part of the property qualifies for full Small Business Rating Relief and therefore, no rates are currently payable.

VIEWING

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

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