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FOR SALE

Modern Industrial Unit with Offices



4,674sqft

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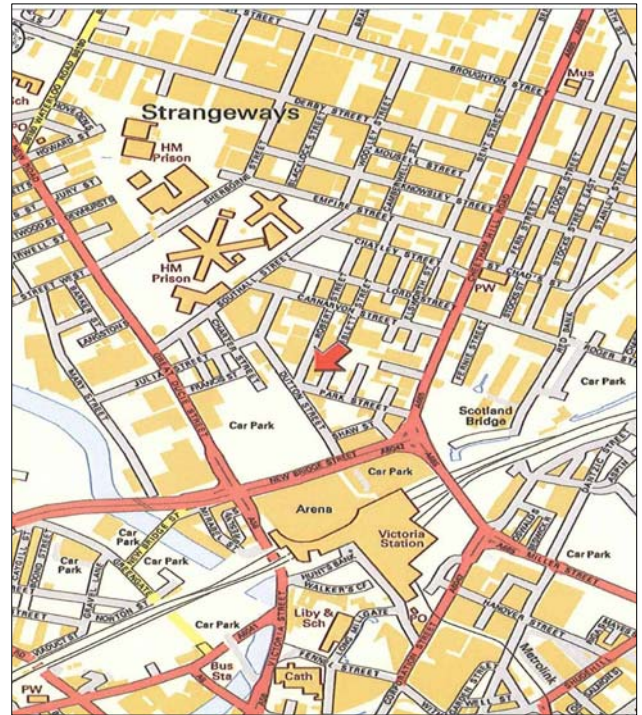
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LOCATION

The property is located on Park Street off Cheetham Hill Road (A665), less than a mile from Manchester City Centre. Cheetham Hill Road is one of the main routes out of Manchester City Centre to the north providing access to Junction 19 of the M60 Motorway. In addition the property is also a mere 2.5 miles from the M602 which provides National Motorway Links to the M62/M60 and M61. The Manchester Evening News Arena is less than half a mile with Victoria Train Station a similar distance.

DESCRIPTION

The property comprises of a modern brick built industrial unit underneath a pitched steel clad roof. The front part of the unit comprises of an office with kitchen and WC's. The warehouse space is open plan with gas blower system and electric roller shutter. The first floor comprises of a further office with 2 WC's and can be accessed through a separate door at the front of the unit. The property benefits from gas central heating, 3 phase electricity, double glazed windows and alarm with electric roller shutters covering the front door. There is a small yard area at the front for parking and loading enclosed by a palisade fence.



FLOOR AREA

Warehouse	3,939 sq ft
Office/Kitchen	380 sq ft
First Floor Office	355 sq ft
Total	4,674 sq ft

SALE PRICE

£300,000

RATES

Awaiting Re-Assessment

LEGAL COSTS

Each party to be responsible for their own legal costs.

VAT

All prices are exclusive of, but may be liable to, VAT

VIEWINGS

Strictly by appointment with sole agents

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