TO LET

WILLOW , 6A MIDLAND STREET, MANCHESTER, GREATER MANCHESTER M12 6LB

12,885 sq ft
1,197.02 sq m

- Established Industrial area
- Proximity to Manchester City Centre
- Secure yard

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LOCATION

The property is situated off Midland Street which is accessed off Ashton Old Road (A635) which is a main arterial route linking Manchester City Centre with the M60 at Junction 23.

The property is situated in an established industrial area within close proximity to Manchester City Centre making it ideally suited for last mile storage / distribution warehousing.

DESCRIPTION

The property comprises a steel portal frame warehouse with brickwork elevations under a pitched roof. The premises benefit from a shared secure yard area.

Unit 6A comprises offices situated at ground floor to the front of the property with open plan warehouse space situated towards the rear with the benefit of additional mezzanine storage above the offices. The unit has a roller shutter access to the yard area situated to the rear of the property which is accessed off Handsworth Street.

ACCOMMODATION

Name	Size
GF office	2,391 sq ft (222.12 sq m)
Warehouse	9,235 sq ft (857.93 sq m)
Mezz store	1,259 sq ft (116.96 sq m)
Total	**12,885 sq ft (1,197.02 sq m)**

TERMS

The property is available to let as a whole or as two separate units for a term of years to be agreed. Please contact the agents for further information.

RENT

£71,000 per annum. Rent quoted exclusive of outgoings and VAT.

SERVICES/SERVICE CHARGE

The property benefits from all mains services to include gas, electrics and water.

RATEABLE VALUE

We understand that Unit 6 and 6a have a combined rateable value of £95,500. If unit 6a is let in isolation - the RV will need to be reassessed. Please contact the Local Authority for further information.

EPC

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LEGAL COSTS

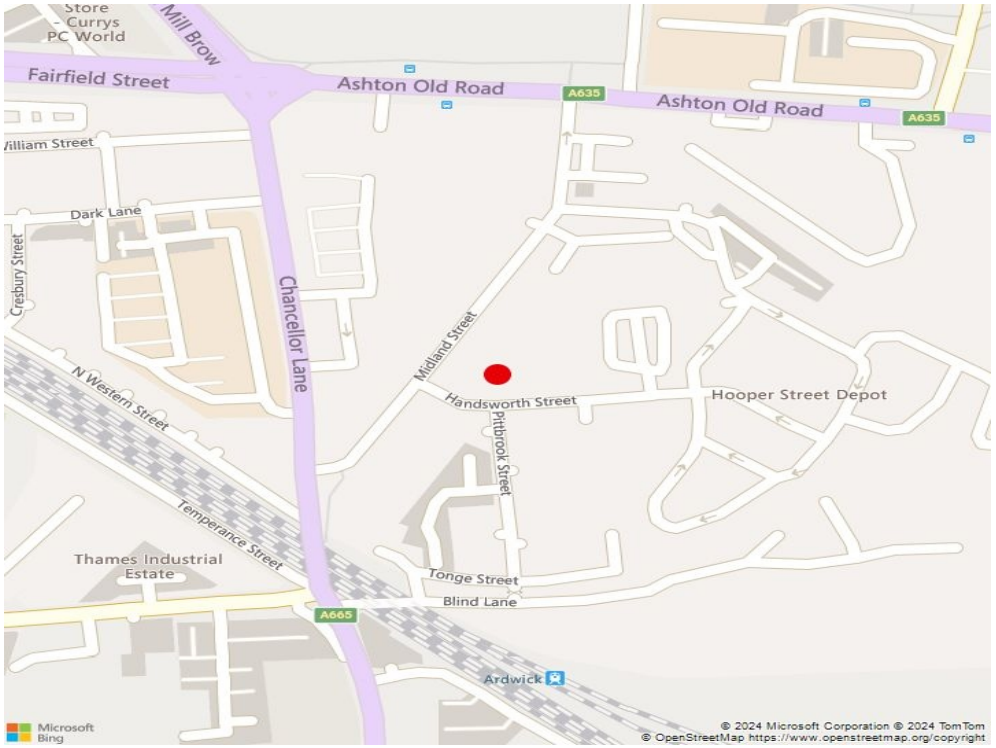
Each party to be responsible for the payment of their own legal costs.

VAT

The property is VAT elected.

VIEWING

Strictly by appointment with agents.



CONTACT

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