



**New Smithfield Market, Whitworth Street East,
Manchester M11 2WP**

- 2 x Cold store warehouse/distribution units
- Temperature controlled down to -22 degrees
- Close to Manchester City Centre
- Clearance heights of 7.7metres and 6.5metres
- Level access and dock level loading doors

0161 375 6000

www.b8re.com

LOCATION

The property is located in Manchester, within New Smithfield Market which is located adjacent to Ashton Old Road (A635), one of the main arterial routes into Manchester City Centre and also provides access to Ashton under Lyne and the M60 Motorway, which in turn leads to the wider motorway network of the North West.

The property itself is situated towards the rear of New Smithfield Market and overlooks the new market hall building and large car park.

FLOOR AREAS

Description	Size (sq ft)	Size (sq.m)
Main Building (New Smithfield House)	17,292	1,606
First Floor (offices)	3,829	355
Rear (Man U) Building	15,129	1,405
Canopy/Storage	2,513	233
TOTAL	38,763	3,601



ACCOMMODATION

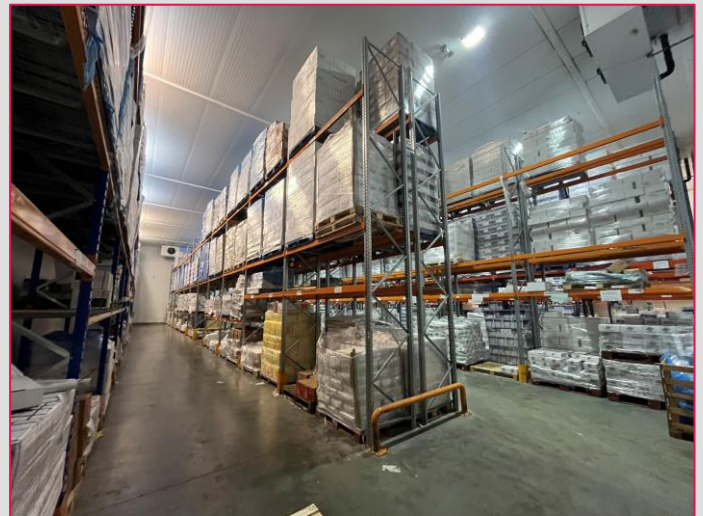
The premises comprise two detached industrial buildings which are currently utilised for the storage and distribution of frozen food and as such both properties are sub-divided into a number of cellular loading, storage and freezer areas.

The Main Building (new Smithfield House) comprises large freezer storage units with two level access loading doors to the front and one dock level loading door to the rear. The building contains welfare facilities and first floor office accommodation with a kitchenette facility and the cold store is arranged across two chambers.

The secondary building (Man U) contains predominantly cold store throughout with a canopy dividing two parts of the building for loading. One side of the building is separated into 3 different chambers with the other providing a separate cold store chamber and office / welfare facilities.

In total the current storage configuration can accommodate 2,000 pallet spaces which includes some areas of wide aisle racking. Maximum pallet storage for both buildings can accommodate 2,800 spaces.

Externally both units have ample loading area and both properties benefit from shared car parking.



TERMS

The unit is available by way of a new FRI lease on terms on a leasehold basis.

Price on application to purchase.

BUSINESS RATES

The property has a current rateable value of £48,000. Interested parties should make their own enquiries to the local authority.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction

SERVICE CHARGE

A service charge is payable contributing towards New Smithfield Market.

VIEWINGS

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