

REFURBISHED INDUSTRIAL UNIT

Manchester



To Let

7,132 sq ft (662.56 sq m)

Unit B, Aldow Enterprise Park

Blackett Street, Manchester, M12 6EJ

- Refurbished industrial warehouse
- City Fringe location
- 0.5 miles from Piccadilly Train Station
- Suitable for Trade Counter users
- Steel portal frame
- 4.86m to eaves
- 1 level access loading door
- Internal single storey offices
- Dedicated parking to the front of the unit
- Loading to the right-hand elevation of the property
- EPC Rating to be confirmed

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Location

The premises are located on the highly prominent Aldow Enterprise Park, Blackett Street, just off the Mancunian Way (A635), to the east of Manchester City Centre.

The premises are ideally situated close to the junctions with Great Ancoats Street (A665) and Ashton Old Road (A635), approximately half a mile from Piccadilly Train Station.

Description

The unit comprises a modern warehouse unit of steel portal frame construction, with part brick blockwork elevations part steel clad beneath a pitched steel sheet roof. Internally the unit comprises mainly open plan warehouse accommodation with a section of offices, kitchen, and WC's facilities. There is additional mezzanine storage above the offices and also within the main warehouse.

The unit has an eaves height of 4.86m with 6.41m to the apex. There is electric roller shutter loading door access (3.88m wide x 4m high). The unit has fluorescent strip lighting and gas hot air blowers.

Externally there is dedicated parking to the front with additional communal spaces to the rear and a loading area to the side of the right-hand elevation.

Accommodation

The Property has the following approximate Gross Internal Floor Areas:

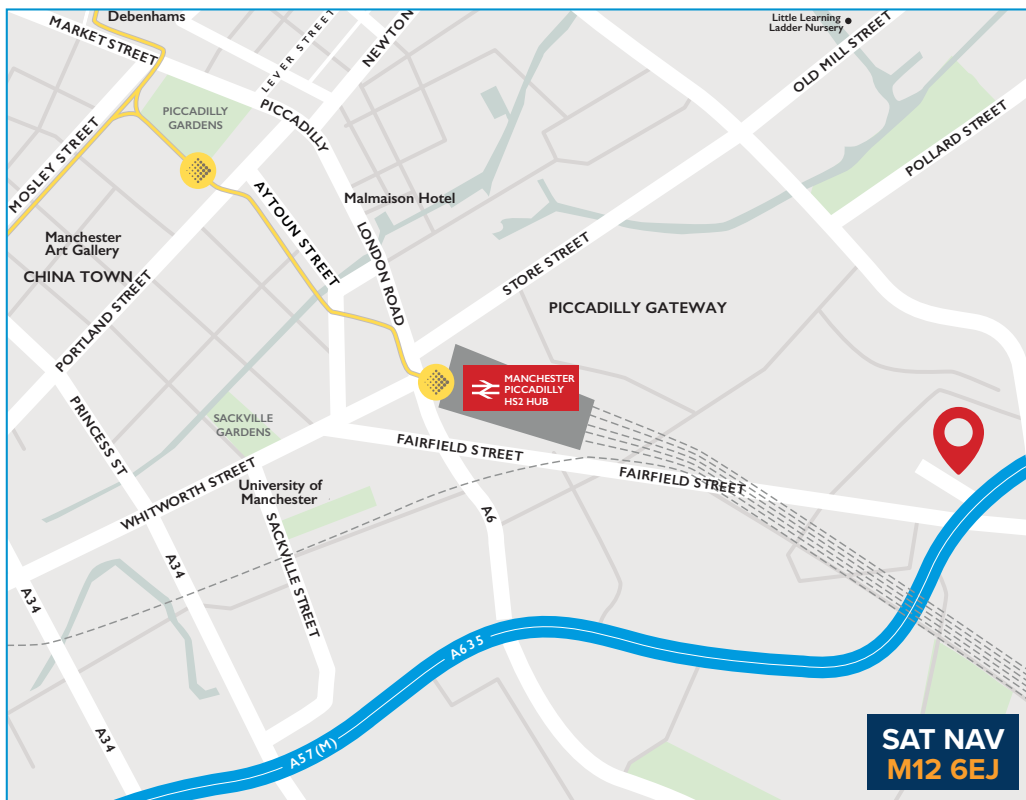
Description	Sq Ft	Sq M
Warehouse	5,981	555.63
Office/Kitchen/WC's	1,151	106.93
TOTAL	7,132	662.56
Mezzanine (Above offices)	1,773	164.71
Mezzanine (Within main warehouse)	1,170	108.69



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Rateable Value

The current Rateable Value for 2023/24 is £45,500.
The current rates payable for 2023/24 are £23,296 pa.

EPC

The unit currently has an EPC Rating of (TBC).
A copy of the assessment can be requested via the joint agents.

Legal Costs

Each party to bear their own legal costs.

Terms

The property is available by way of a new FRI lease with terms to be agreed.

Rent

Price on application.

Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.

Viewing / Further Information

For further information or to arrange a viewing please contact:

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