

**TO LET**



## **WAREHOUSE UNIT**

**5,801 SQ FT (PLUS BASEMENT 1,022SQFT)**

**1 BURSTOCK STREET  
MANCHESTER  
M4 4JD**

- Within exciting 'Victoria North' regeneration area.
- Fast developing location
- Less than 1 mile north of Manchester City Centre
- Manchester Victoria Rail and Metrolink services easily accessible.
- May suit alternative leisure use (STP)



### LOCATION

The property is located on the North side of Burstock St, not far from Rochdale Rd (A664) less than 1 mile to the North of Manchester City Centre.

The unit is situated in an exciting area of redevelopment. It forms part of the 'Victoria North' masterplan which is Jointly developed and funded by FEC (Far East Consortium) and MCC. Victoria North is set to create 15,000 new homes across 155 hectares and seven neighbourhoods over the next 20 years. The redevelopment project will create better-connected public spaces, new and improved transport links, and more homes, parks and retail/leisure spaces for the city's growing population.

It is worth noting that directly opposite the subject property is a planned Padel Tennis court facility.

### DESCRIPTION

The property comprises a warehouse of concrete frame construction with brick elevations beneath a single pitched asbestos sheet covered roof, together with a double storey section of former offices to the front beneath a flat roof. The unit has an eaves height of 2.6m to the lower section and 5m to the higher.

In addition there is basement storage.

Externally there is yard space predominantly to the side of the unit.

The landlord is currently in the process of refurbishing the unit.

### ACCOMMODATION

As provided by architects drawing on a gross internal basis the areas are as follows:

Ground warehouse	4,671sqft
Ground former office/store	560sqft
1 <sup>st</sup> floor former office/store	570sqft
<b>Total</b>	<b>5,801sqft</b>
(Plus basement storage	1,022sqft)

### LEASE

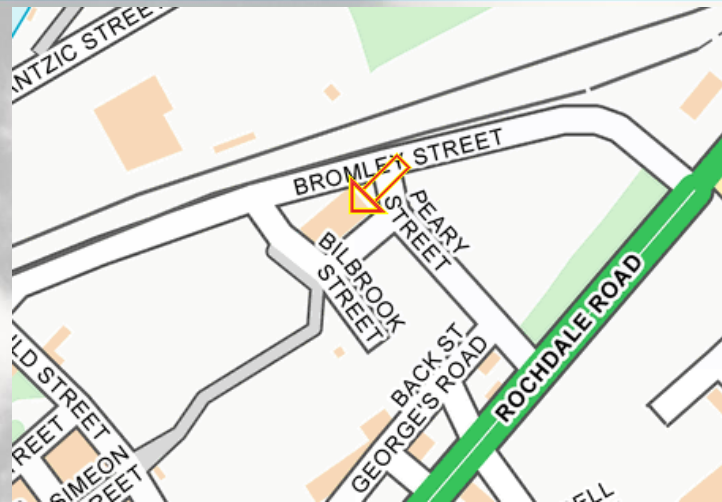
The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed at a quoting rent of **£60,000 per annum**.

### BUSINESS RATES

To be assessed.

### EPC

The unit has an EPC rating of TBC.



### VAT

All figures quoted are exclusive of but may be liable to VAT.

### VIEWING

By appointment with the sole agents:

**WT Gunson**  
**Neale Sayle**  
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**Matt Styles**  
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