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**Knight
Frank** 

FOR SALE / TO LET

Brand New Commercial Units



Varley Business Centre Varley St, Manchester

2,365 (220 sq.m) - 25,465 sq.ft (2,366 sq.m)

Office Units 1,276 sq.ft (118 sq.m) - 5,070 sq.ft (471 sq.m)



Features

- Brand New Industrial/Office Units
- Potential for the units to be combined
- 1 mile from Manchester City Centre
- Eaves Height varying from 6.2 m (17 ft) - 7.1 metres (23 ft) to underside of beam at front elevation.
- Industrial Units have the potential for inclusion of Mezzanine Floors
- Freehold and Leasehold Opportunities.

Location

Varley Business Centre is located on Varley Street, off the main A62 (Oldham Road), approximately 1 mile north east of central Manchester and within the immediate vicinity of the City Of Manchester Stadium.

The new development is strategically located to provide good access to both public transport and the regional and national motorway networks via the M60 Orbital Motorway.

Description

The property consists of 11 industrial/warehouse units with eaves heights varying from 6.2 metres to 7.1 metres and 1 two storey office unit.

External elevations will be clad in Kingspan Microrib panels with brickwork around all elevations and powder coated aluminium double glazed windows and doors. All ground floor windows and doors will benefit from concealed powder coated electrically operated shutters. The fire escape doors will be high strength metal door.

Access to each unit will be via an individual entrance off James Street for every two adjacent units. Each unit benefits from a tarmacadam loading area in front of an electrically operated loading bay shutter and from 5 car parking spaces (including disabled parking).

Internally, each warehouse unit will benefit from 1 disabled/unisex toilet and general lighting and a painted reinforced concrete floors able to support mezzanine.

The two storey offices will benefit from suspended ceilings, Cat II lighting, aluminium powder coated windows and doors, gas fired central heating, carpet tiles and a toilet on each floor. There are 18 designated car parking spaces for the offices in total. The offices can be split into three or four individual units if necessary.

Accommodation (Gross Internal)

Description	sq m	sq ft
Warehouse units	220	2,365
2 storey offices		
ground floor	235	2,535
first floor	235	2,535

Services

All units will benefit from individual connections to water, wastewater, gas, telecoms and 3 phase electricity.

Terms

Premises available by way of a new full repairing and insuring lease for a term to be agreed.

Rating

The properties have not yet been assessed for rating purposes. You are advised to make your own enquiries via Manchester City Council Business Rates Services.

VAT

All rents and prices are exclusive of VAT which will be charged at the prevailing rate.

Viewings

All parties responsible for their own legal costs incurred.

Subject to Contract

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