

INDUSTRIAL

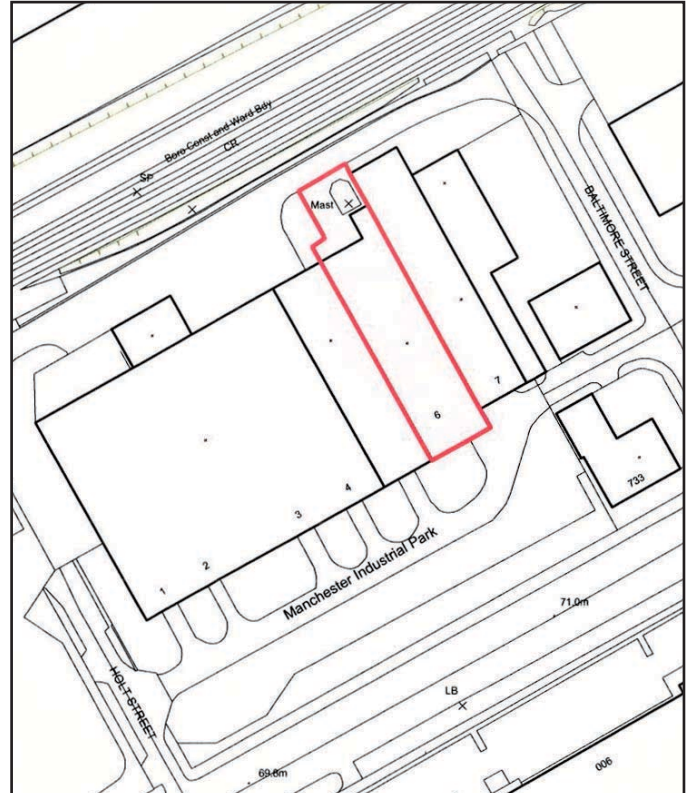
WHR
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To Let
High Profile / Warehouse Unit
8,668 sq ft (805 sq m) approx



- **High profile Frontage to A62, Oldham Road**
- **Large Car Parking / Service Yard Areas**
- **Close Proximity to City Centre**

UNIT 6
MANCHESTER INDUSTRIAL PARK
A62 OLDHAM ROAD
NEWTON HEATH
MANCHESTER



Location

The unit is situated within the established Manchester Industrial Park, fronting the A62 Oldham Road, close to its junction with Hulme Hall Lane / Alan Turing Way (A6010), approximately 1.5 miles North East of Manchester City Centre.

Description

The premises comprise a mid-terrace unit which has recently been refurbished and provides functional space, having an eaves height of between approximately 3.6m - 4.8m and benefits from dual loading to both the front elevation and rear elevation, leading on to generous service yard / car parking areas.

The unit is located within a secure site and benefits from the provision of a small office / rest areas along with female WC's.

Floor Areas

The approximate total gross internal floor area is 8,668 sq ft (805 sq m) approx.

Lease Terms/Rental

The unit is available to let by way of a new full repairing and insuring lease for a term of years to be agreed at a rental of £33,400 per annum exclusive, plus a small estate service charge.

VAT

VAT will be charged where applicable at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Viewings

Strictly by appointment through sole agents;

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