

TO LET

**Modern Single Storey
Industrial / Warehouse Units**
24,370sq ft 2,264sq m



- Flexible lease terms available

**JUBILEE WORKS
CLIFTON STREET
NEWTON HEATH**

LOCATION

The property is situated on Lord North Street in the Newton Heath area of East Manchester.

The property is situated within 2 miles of the city centre and is close the Sportcity regeneration area. The motorway network is easily accessible via junctions 23 and 24 of the M60.

DESCRIPTION

The premises comprise a range of industrial buildings which have been developed and extended over a number of years, with two storey portacabin offices.

The main industrial building is of brick construction with a pitched steel truss roof and loading access via full height roller shutter doors. This has been extended in two directions to provide further open sided storage of steel portal frame construction.

There are two further buildings, one brick built with timber truss roof and another steel portal frame building.

The majority of the accommodation is heated and lit and the eaves height is 4.5m approximately.

The site is 0.86 acres, fenced at the front and concreted.

The offices are decorated to a good standard and are heated and lit and benefit from WCs and kitchen area.

FLOOR AREAS

The approximate gross internal floor areas are as follows:

	Sq M	Sq Ft
Rear Unit	120	1,292
Main Unit	1,414	15,220
Front Unit	124	1,335
Canopy	409	4,402
Open Store	51	549
Total Warehouse/Storage	2,118	22,798
Offices	146	1,572
Total	2,264	24,370



RATEABLE VALUE

We are reliably informed by the Local Rating Authority that the premises are currently £24,500 per annum.

LEASE TERMS / RENTAL

The unit is available on the basis of new full repairing and insuring lease for a term of years to be agreed at a rental of £59,950 per annum.

Our clients may consider splitting the unit. Rental is available upon application.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VIEWINGS

Strictly by appointment through joint agents:

WHR Property Consultants
0161 228 1001
Gary Chapman/Simon Hampson

P.D OqHerlihy Chartered Surveyors
0161 427 5500
Patrick OqHerlihy