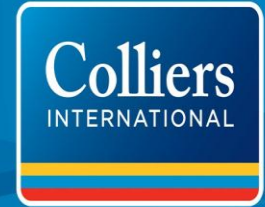


TO LET

MODERN PRODUCTION / WAREHOUSE FACILITY



181-191 Ashton Old Road,
Beswick, Manchester,
M11 2XX

- 2,000 KVA electricity capacity
- Fully secure site including electrified fence and CCTV
- Fully sprinklered
- 115 car parking spaces

74,622 sq ft (6,932.41 sq m)

CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

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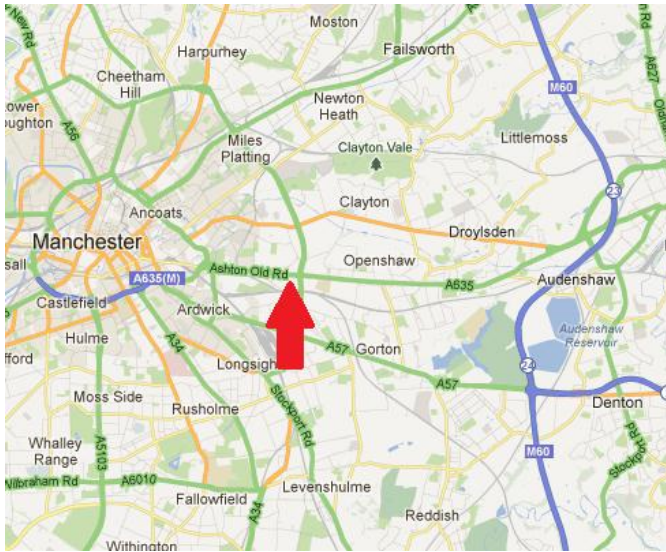
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181-191 Ashton Old Road, Beswick, Manchester, M11 2XX



LOCATION

The property is located fronting Ashton Old Road (A635) and is accessed off Kay Street. Ashton Old Road is one of the main arterial routes into Manchester City Centre, which is approximately 1 mile to the west of the property.

The A57 (M) is approximately 1 mile to the west of the property, which links in to the M602 and onward on to the M62 and M60. Junction 23 M60 is approximately 2.5 miles to the east of the property.

DESCRIPTION

The property comprises a single storey self-contained production / warehouse facility which is 'L' shaped and of steel portal frame with a combination of brick / block-work and profile metal clad elevations under a pitched profile metal clad roof incorporating 10% roof lights. Internally there is heating and lighting throughout the warehouse and the unit is fully sprinklered and benefits from a minimum working height of 6m. The loading is via 4 electrically operated drive-in roller shutter doors.

There are two storey offices which are a combination of cellular and open plan layout and incorporate WC's, a lift, kitchen facilities and a canteen.

Externally there is a car park to the front of the building which has circa 115 spaces and loading yard to the rear of the unit. The site is fully secure with fencing (including and electric fence) and gates.

ACCOMMODATION

The Property has the following approximate gross internal floor areas

Warehouse	55,941 sq ft	/	5,196.90 sq m
Ground Floor Offices	9,302 sq ft	/	864.22 sq m
First Floor Offices	9,379 sq ft	/	871.29 sq m
TOTAL	74,622 sq ft	/	6,932.41 sq m

SPECIFICATIONS

- 2000 KVA electricity capacity
- 115 car parking spaces
- Heating and lighting throughout
- Fully sprinklered
- Fully secure sited including electrified fence & CCTV
- Separate yard and parking

TERMS

The property is held on an existing lease expiring in June 2025. The property is available by way of either a sub-letting or an assignment of the existing term

RATEABLE VALUE

Rateable Value (2010 List): £320,000.

LEGAL COSTS

Each party to bear their own legal costs.

Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.

17/10/2012

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