

TO LET



MODERN WAREHOUSE UNIT WITH OFFICES (1,725 FT²)

**Unit 4 Sudell Street Trading Estate
Manchester
M4 4JQ**

- Situated on the periphery of Manchester City Centre
- Just off Rochdale Road (A664)
- Junction 20 of M60 motorway approx. 4 miles to the north

LOCATION

The property is situated on Sudell Street just off Rochdale Road (A664) approx. 1 mile north east of Manchester City Centre. Junction 20 of the M60 motorway is approx. 4 miles to the north.

DESCRIPTION

The property comprises a warehouse unit of steel portal frame construction beneath a pitched asbestos sheet roof. Internally on the ground floor there is a section of offices with 2-3 partitioned office rooms, a kitchen and WCs together with a section of full height warehouse accommodation. In addition, there is a single office at mezzanine level. The unit has an eaves height of 3.2m with 4.9m to the apex. There is roller shutter loading door access.

Externally, there is parking to the front of the unit and a shared yard area.

ACCOMMODATION

As measured on a gross internal basis, the areas are as follows:-

Ground Floor Warehouse	540ft
Ground Floor Offices/ Kitchen/WCs	865ft
Mezzanine Office	320ft
Total	1,725ft

LEASE

The accommodation is available by way of a new fully repairing and insuring lease for a term of years to be agreed at an initial rent of £12,500 per annum.

BUSINESS RATES

The property has a rateable value of £8,900. Please note small businesses will qualify for small business rates exemption. Further enquiries should be made direct with the local authority.

EPC

A copy of the EPC is available upon request.



VAT

We are informed that VAT is not applicable.

VIEWING

By appointment with the sole agent:
W T Gunson for the attention of:

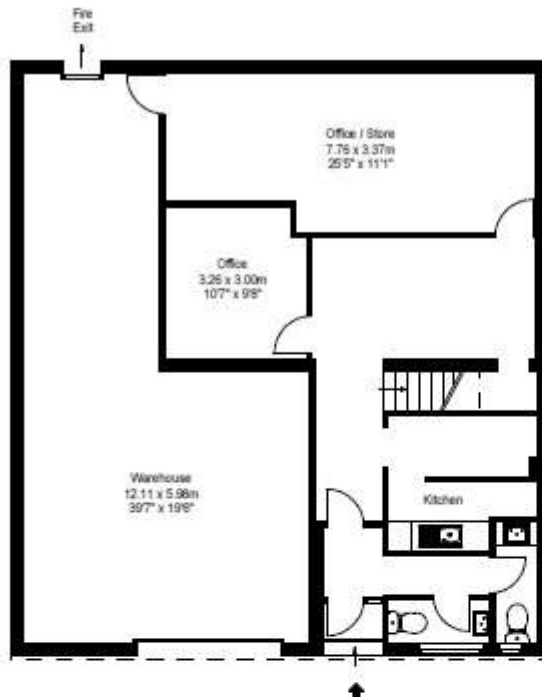
Neale Sayle
Email: (Neale.sayle@wtgunson.co.uk)

Or

Sam Beckett
Email: (sam.beckett@wtgunson.co.uk)

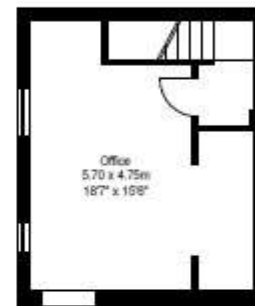
Tel: 0161 833 9797

Date of Preparation: January 2020



GROUND FLOOR

Approx Gross Internal Area: 131.2 m² - 1412 ft²



FIRST FLOOR

Approx Gross Internal Area: 27.1 m² - 292 ft²