

High Quality Industrial / Warehouse Unit on a Self-Contained Site Openshaw

Colliers

To Let

28,515 sq ft (2,649 sq m)
1.6 acres of overage land

Plot 25, Clayton Industrial Estate
Crabtree Lane, Openshaw, Manchester, M11 1BR

- Self-contained 28,515 sq ft detached unit
- Steel portal frame construction
- Large loading area
- Storage yard
- Car parking provision
- 10 minutes from Manchester City Centre

Contact Us

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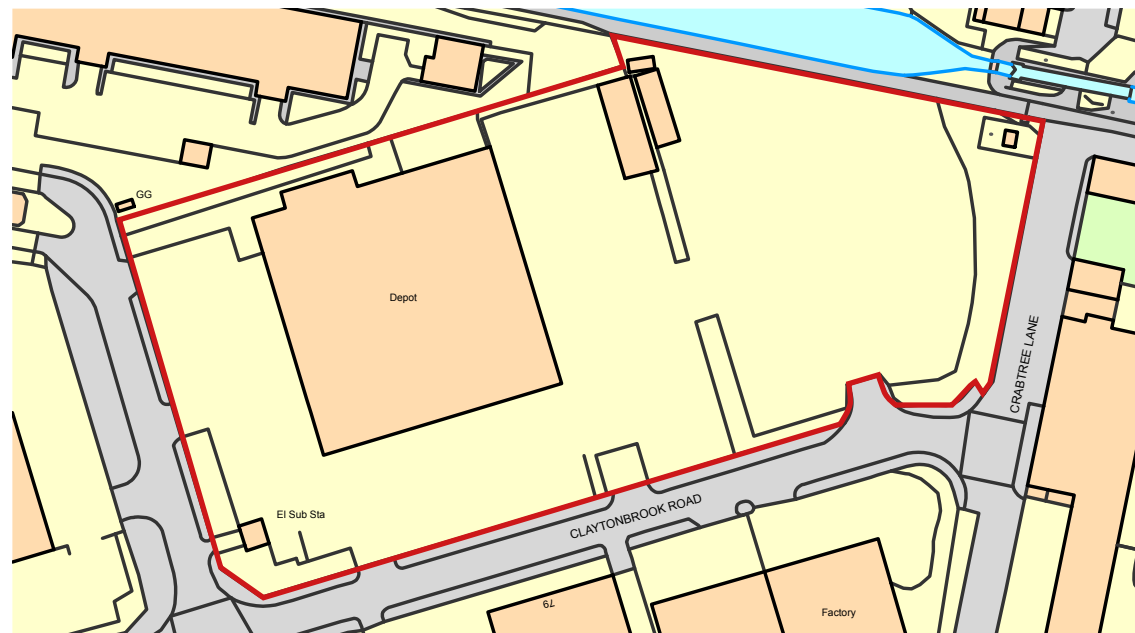
Location

Clayton Industrial Estate is situated in a strong urban logistics location. The property provides direct access to Ashton New Road and is located 10 minutes from Manchester City Centre. This location also benefits from good connectivity, being situated less than 2 miles from J23 of the M60 and a short walking distance to the Edge Lane Metrolink.

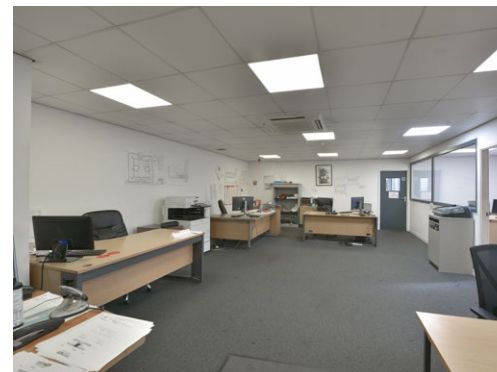
Description

Plot 25 is a self-contained 28,515 sq ft detached unit of steel portal frame construction. The building benefits from separate good quality office space with WC and kitchen facilities. Externally, the property comprises a large loading area and storage yard with a good car parking provision.

The unit benefits from a concrete floor, LED lighting, 10% translucent roof panels, three phase power supply and three loading doors.



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Terms

The property is available by way of sub lease or assignment with the current lease expiring 25th November 2028. Rent on application.

Rateable Value

The current Rateable Value for 2023/24 is £106,000. The current rates payable for 2023/24 are £54,272 pa.

Legal Costs

Each party is responsible for their own legal costs.

Viewing

Viewing is strictly by prior appointment with Colliers.

Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.

Viewing / Further Information

For further information or to arrange a viewing please contact:

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