



markwarburton
CHARTERED SURVEYORS

TO LET / MAY SELL

PROPERTY ID: 100-061



NEWLY CONSTRUCTED WAREHOUSE / STORAGE UNIT WITH SECURE YARD AND PARKING

32,111 sq. ft (2,983 sq. m) - Plus Secure Yard

**230A, 230B and 234 Briscoe Lane, Newton Heath, Manchester
M40 2XG**

PROPERTY DESCRIPTION

The property comprises a newly constructed L shaped warehouse unit of steel portal frame construction with part brick/blockwork elevations, part steel clad.

The unit has an eaves height of c 6m with c 11m to the apex. The unit has two roller shutter loading access doors to the rear and one to the side elevation towards the front of the warehouse.

There is a secure loading yard to the rear of the unit.



PROPERTY LOCATION

The property is located on the north side of Briscoe Lane opposite its junction with Riverpark Road in the Newton Heath area of Manchester. Manchester City Centre is situated approx. 2 miles southwest.

Junction 22 of the M60 is easily accessible approx. 3.5 miles northeast.



FLOOR AREAS

We calculate the gross internal area (GIA) of the properties to be 32,111 sq. ft as follows:

Area	SQ. FT	SQ. M
Ground Floor Warehouse	31,175	2,896.25
Mezzanine's	936	86,96
Total	32,111	2,983.21



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 **£210,000 per annum**.



SALE

Our client's strong preference is to lease the unit. However, a sale may be considered, price on application.

BUSINESS RATES

TBC

EPC

A copy of the EPC will be available once the unit is completed.

VAT

We are informed VAT is applicable.

ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations two forms of identification and confirmation of the source of funds will be required from any intending tenant / purchaser.

SUMMARY:

- Completion due Q1 2025.
- Eaves height of c 6m.
- Secure yard.
- Manchester City Centre approx. 2m southwest.
- Junction 22 of M60 approx. 3.5 miles northeast.



ENQUIRIES / VIEWING

By prior appointment with the joint Agents:

Mark Warburton Chartered Surveyors

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W T Gunson

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