



## Unit 27 Piccadilly Trading Estate, M1, Manchester, M1 2NP

### Warehouse To Let, Manchester

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	9,404 sq ft / 873.66 sq m
<b>Rent</b>	Rent on application
<b>Rates Payable</b>	£32,880 per annum
<b>Rateable Value</b>	£68,500
<b>EPC Rating</b>	C (69)

#### Key Points

- Secure shared yard to the front of the unit
- Excellent access to A57(M) Mancunian Way
- Two storey offices
- 6m eaves
- Manchester City Centre fringe location
- Established industrial location
- Dedicated car parking
- Fully refurbished

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## Summary

Available Size	9,404 sq ft
Rent	Rent on application
Rates Payable	£32,880 per annum
Rateable Value	£68,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (69)

## Location

Piccadilly Trading Estate is an established trading location, situated on the north-east boundary of Manchester City Centre. Gidding Road, the main estate road is accessed directly off the inner-city ring road, Great Ancoats Street (A665). The estate can also be accessed by Travis Street / Adair Street located to the rear of Piccadilly Mainline station, which is ¼ mile from the estate.

The A57(M) Mancunian Way is within a ¼ mile of the premises, providing direct access to the M602 and in turn the M62.

## Description

The property comprises a single storey mid terraced warehouse / industrial unit of steel portal frame construction with blockwork elevations under a pitched roof incorporating 10% roof lights. The warehouse is accessed via a full height loading door. The property has 6m eaves. Along part of the front elevation are two storey offices which include WC's.

Externally there is a loading to the front of the unit and designated parking located within a secure yard area which is shared with Unit 28.

## Accommodation

The accommodation comprises of the following

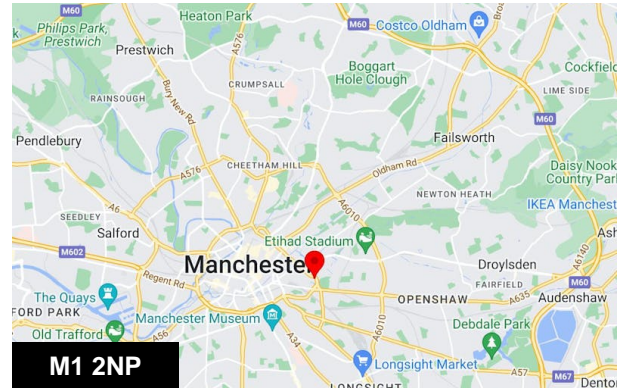
Name	sq ft	sq m
Ground - Warehouse	8,160	758.09
Ground - Office	567	52.68
1st - Office	677	62.90
<b>Total</b>	<b>9,404</b>	<b>873.67</b>

## Terms

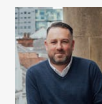
The unit is available by way of a new full repairing and insuring lease on terms to be agreed.

## Anti-Money Laundering

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the potential tenant / purchaser, once a let / sale has been agreed and prior to instructing solicitors.



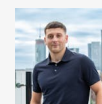
## Viewing & Further Information



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Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

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