



Unit 6 City Court Trading Estate, Poland Street, Ancoats, Manchester, M4 6AL

Modern Warehouse / Industrial Unit

Summary

| | |
|-----------------------|---------------------------|
| Tenure | To Let |
| Available Size | 1,844 sq ft / 171.31 sq m |
| Rent | Rent on application |
| Rates Payable | £4.87 per annum |
| Rateable Value | £18,000 |
| EPC Rating | D (98) |

Key Points

- Secure estate
- Walking distance from Manchester City Centre
- 5.45m eaves
- Established location
- Located in the desirable Ancoats neighbourhood
- Designated parking

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| Rent | Rent on application |
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| Rateable Value | £18,000 |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | D (98) |

Location

City Court is situated on Poland Street within the Ancoats area of the city. The estate is accessed via Poland Street which is located off Oldham Road (A62), a 5-minute drive from Manchester city centre and a 5-mile drive to the M60 motorway offering excellent transport routes and close proximity to the city centre.

Description

The property comprises a mid terraced unit of steel portal frame construction with a combination of brick and blockwork elevations under a pitched roof with 5.45m eaves. The unit is accessed via a drive-in loading door benefits from lighting throughout. Partly along the front elevation are two storey office accommodation that incorporates WC's.

Externally the estate is secure and there are dedicated parking spaces for the unit.

Accommodation

The unit has the following gross internal areas:

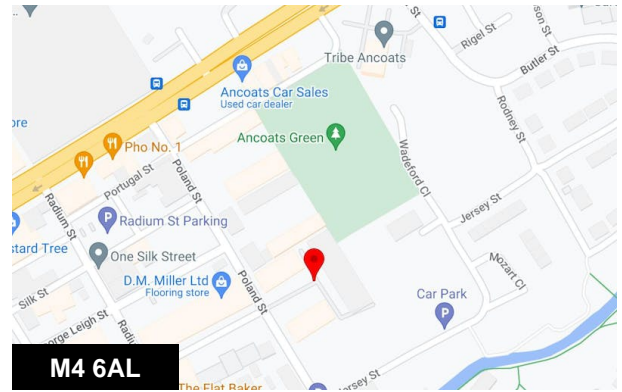
| Name | sq ft | sq m |
|--------------------|--------------|---------------|
| Ground - Warehouse | 1,267 | 117.71 |
| Ground - Offices | 299 | 27.78 |
| 1st - Offices | 278 | 25.83 |
| Total | 1,844 | 171.32 |

Terms

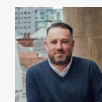
The unit is available by way of a new lease on terms to be agreed.

Anti-Money Laundering

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



Viewing & Further Information



Andy Backhouse

07548 596 271

andy@sixteenrealestate.com

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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