

**UNIT 4
114 GEORGE LEIGH STREET
MANCHESTER
M4 6AX**

**DANIEL
HARRIS** 
0161 237 9393
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TO LET

**STUDIO/WAREHOUSE/
OFFICE SPACE**



Location

The property is located on George Leigh Street in Ancoats, comprising part of an estate of similar warehouse units occupied by a variety of uses. It is on the edge of the City Centre and adjacent to Oldham Road (A62) and within 0.5 miles of Great Ancoats Street (A665) and Shude Hill Bus and Met interchanges, 1 mile from the AO arena, within 3 miles of Junction 3 of the M602 and 5 miles from Junction 21 of the M60, providing excellent accessibility to the City Centre and Great Manchester region.

Lease

The premises are to be made available on the basis of a new lease for a term to be agreed on full repairing and insuring terms.

114 George Leigh Street

Description

The property comprises a steel frame warehouse unit with 3 parking spaces and full height shutters and loading facilities. Internally it has been upgraded to include 2 mezzanine areas, offices, store rooms, meeting room, WC and shower facilities and main storage area. It is currently used as a photographic studio.

Legals

Each party to bear their own legal fees incurred in this transaction.

Accommodation

The building comprises a Gross Internal Ground

Floor Area: **2,152 sq ft**

Plus Mezzanine: **883 sq ft**

Planning

The unit is suitable for a variety of uses.

COSTS

RENT

£44,200 pa

EPC

TBC

RATES

Rateable Value: TBC

We understand that the assessment falls below the threshold for Small Business Rates Relief so some tenants will not be required to pay Local Authority Rates.p

VAT

The building is not registered for VAT purposes so no VAT is payable on rent.

VIEWING: By appointment with appointed agents:



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Misrepresentation Act: The Agents and Vendors take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty in relation to the property.