

Property One

Unit 4 Empress Business Centre, 380 Chester Road Manchester. M16 9EA.

Location.

Excellent location with Easy access to the city Centre and Main road Frontage.

Property Suitability.

The building was too Small and therefore Deemed Unsuitable. Access wasn't great.

Decision.

Not Suitable.

Property Two

Basil house, 107 Portland Street, Manchester. M1 6DE.

Location.

Good city Centre Location on Busy Road.

Property Suitability

The building is a good Size but Access for Loading was poor. Rent was too expensive.

Decision Not Suitable.

Property Three.

115 Princess Street, Manchester. M1 3NZ.

Location.

Good City Centre Location on Major junction.

Property Suitability.

The building is too Small and the loading isn't Suitable. Rent Expensive.

Decision Not Suitable.

Property Four.

Arch 11, Sheffield Street, Manchester. M1 2ND.

Location.

In City Centre but not on a main Road. No passing trade.

Property Suitability.

Slightly too small though a good price. The building too scruffy for selling furniture from.

Decision Not Suitable.

Property Five.

28 Mason Street, Manchester, M4 5FT.

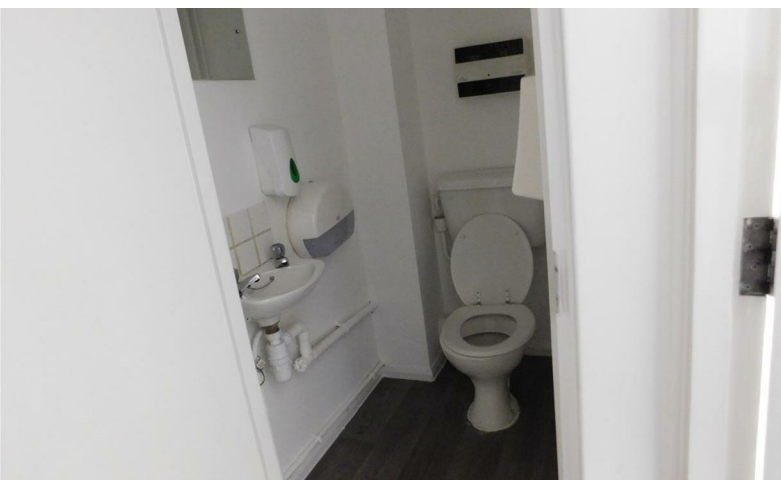
Location.

Good City Centre location. Not on a main road so not much passing trade.

Property Suitability.

Excellent Building, Good access with nice yard for parking. Nice Size. Short Lease only stops this from being perfect.

Decision Not Suitable.



£2,690 PCM PCM

Unit 4, Empress Business Centre, 380 Chester Road, Manchester, M16 9EA

TO LET

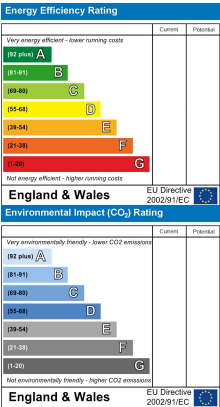
Unit 4, Empress Business Centre, 380 Chester Road, Manchester, M16 9EA

Cousins Estate Agency are pleased to present this unique hybrid office/warehousing solution. The upper floor consists of a well presented, sub-divided, air-conditioned, office space. The lower floor would suit multiple uses, including warehousing/fulfillment centre, and features double-door loading access and comes with a kitchen and staff facilities. Empress Business center is based on Chester Road in the old Trafford area to the south-west of Manchester City centre and well-connected to the rail, Metrolink, bus and road networks. Road: there is direct access to the M60 via the A56, the M602 is a seven minutes' drive away and the M62 is less than 10 minutes away. Rail: the nearest train stations are Deansgate (also a tram stop), which is 0.7 miles away and Manchester Oxford Road, one mile away. Tram: Cornbrook tram station is 0.4 miles away, or an eight-minute walk. Bus: Buses 84, 255 and 256 stop nearby.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions



TO LET



CITY CENTRE BASEMENT COMMERCIAL UNIT

Approx 3,560 sq. ft

Basil House
10 7 Portland St
Manchester
M1 6DF

- Busy City Centre location
- Opposite Chinatown, Manchester city centre
- Close to all other City Centre shops, bars, restaurants and transport links.
- Suitable for a wide range of uses (subject to planning)

0161 833 9797 www.wtgunson.co.uk

LOCATION

The property is situated in a prominent position on the south side of Portland Street, at the cross roads of Portland Street / Princess Street in the heart of Manchester City Centre. Nearby occupiers include Hotel Novotel, Hotel Ibis, Roomz Manchester and Townhouse Hotel Manchester. All City Centre shops, bars, restaurants and transport links are within close proximity.

DESCRIPTION

The property comprises a double fronted commercial unit in the basement of a six-storey residential development.

The unit is currently in shell condition and connected to gas, electricity and water supply.

It is understood that the unit is suitable for a wide range of uses (subject to planning).

ACCOMMODATION

The property has been measured on a net internal basis in accordance with the RICS Property Measurement 1st Edition the area is as follows:

Approx 3,560 sq. ft

LEASE

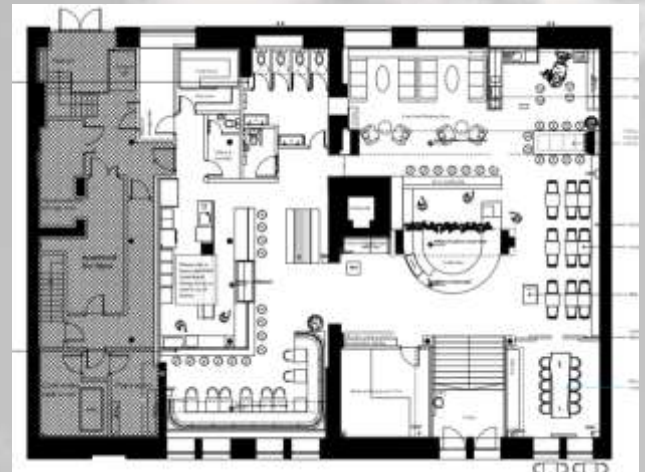
The accommodation is available by way of a new fully repairing and insuring lease for a term of years to be agreed at an initial rent of £50,000 per annum.

BUSINESS RATES

To be confirmed.

EPC

A copy of the EPC is available on request.



VAT

All figures quoted are exclusive of but may be liable to VAT.

VIEWING

By appointment with the sole agents

W T Gunson for the attention of:
Sam Beckett (sam.beckett@wtgunson.co.uk)

Date of Preparation: September 20 19

TO LET



CITY CENTRE COMMERCIAL UNIT

184.9 sq. m (1,991 sq. ft)

**115 Princess Street
Manchester
M1 3NZ**

- Busy City Centre location
- Opposite the Manchester New Square residential development
- Close to all other City Centre shops, bars, restaurants and transport links.
- Suitable for a variety of different uses (subject to planning)

0161 833 9797 www.wtgunson.co.uk

LOCATION

The property is prominently located on the junction of Princess Street and Whitworth Street in the heart of Manchester City Centre. The property is in the near vicinity of the Manchester New Square residential development which will provide around 350 apartments when complete. All City Centre shops, bars, restaurants and transport links are within close proximity.

DESCRIPTION

The property comprises a former bank premises across upper ground and part basement levels within a period building of five stores.

The unit is currently in shell condition and is connected to gas, electricity and water supply. The unit would suit a range of uses (subject to planning).

ACCOMMODATION

The property has been measured on a net internal basis in accordance with the RICS Property Measurement 2nd Edition the areas are as follows:

Upper Ground Floor	123 sq. m
Basement	61.9 sq. m
Total	184.9 sq. m (1,991 sq. ft)

LEASE TERMS

The property is available by way of a new effective fully repairing and insuring lease for a term of years to be agreed **at an initial rent of £55,000 per annum.**



BUSINESS RATES

To be reassessed.

EPC

A copy of the EPC is available on request.

VAT

All figures quoted are exclusive of but may be liable to VAT.

VIEWING

By appointment with the sole agents

W T Gunson for the attention of:

Sam Beckett
(sam.beckett@wtgunson.co.uk)
Tel: 0161 833 9797

Date of Preparation: September 2020



Arch 11 Sheffield Street, M1 2ND

Reference number: MAN14705

Image coming soon



-  Size: 2,339 sq ft (217.3) sq m
-  Location: Manchester
-  Rent: £21,000 Per Annum + VAT
-  Type: Storage, Light Industrial, Warehousing
-  Available From: Available From: August 2020
-  Local Authority: Manchester City Council
-  Deposit:

Property Description:

The unit comprises refurbished arch accessed via steel sliding concertina doors. Internally the unit benefits from a solid concrete floor, fluorescent lighting, three phase electricity supply, mains water/drainage and WC facilities.

Key Details:

- Central Location
- Steel Vehicular Door
- WC Facilities
- Electricity

Location Description:

The property is situated within a parade of arches in a central location beneath Manchester Piccadilly Train Station close to the Mancunian Way and Great Ancoats Street.

Tenancy Agreement:

Available on The Arch Co's Standard Tenancy Agreement. All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II. The Code of Practice on Commercial Leases in England & Wales strongly recommends you seek professional advice before signing a business tenancy agreement. Other agreement types may be available.

Solutions RPI:

Solutions RPI 0%

Property Insurance:

The tenant is to pay the sum of £134.50 per annum in respect of a contribution to insurance.

User Planning:

The premises are considered suitable for light industrial / storage use.

Contact:

Jonathan Baucher
jb@b1realestate.co.uk
07793808565

Disclaimer:

The Arch Company Properties Limited give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements of fact, and that they do not make any representation or warranty whatsoever in relation to this property.

An intending lessee/purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Arch Company Properties Limited does not oblige itself to accept the highest or any offer.

The Arch Company Properties L.P. Registered Office: 140 London Wall, London, EC2Y 5DN. The Arch Company Properties Limited is registered in England & Wales no 11516452.

TO LET



WAREHOUSE WITH OFFICES & YARD

862M² (9,277 sq ft)

Max 3 year lease term

**28 Mason Street
Manchester
M4 5FT**

- Close to Manchester City Centre
- Prominent position on the Inner Ring Road

0161 833 9797 www.wtgunson.co.uk

LOCATION

The property is located on the south eastern side of Mason Street at its junction with Addington Street (A665) within close proximity to Manchester City Centre. The A665 forms part of Manchester City Centre's inner ring road and is heavily trafficked throughout the day. All city centre retail and transport links including Metrolink and Train Stations are within 0.5 miles of the subject property.

GENERAL DESCRIPTION

The property comprises a modern single storey warehouse of steel portal frame construction with brick elevations which have been steel clad beneath a pitched profile steel sheet roof. The unit has an eaves height of approximately 6 meters.

Internally, the accommodation comprises largely open plan warehouse space but with an integral two storey office section with a range of private offices, fully fitted kitchen and WC facilities. The warehouse space has gas hot air blowers, fluorescent strip lighting and two electrically operated roller shutter loading doors.

Externally, there is a good sized yard to the front of the premises secured by steel palisade fencing.

ACCOMMODATION

As measured on a gross internal basis in accordance with the RICS Property Measurement 2nd Edition the areas are as follows:

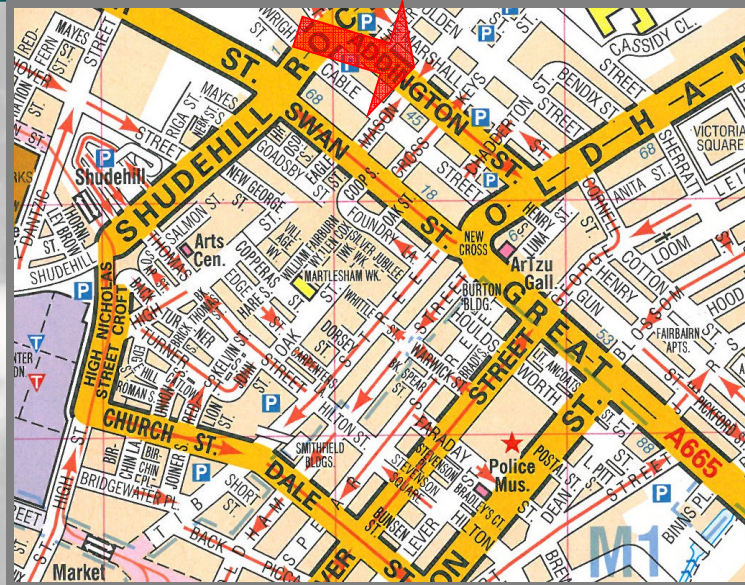
Warehouse	537m ²	(5,780 sq ft)
Offices	169m ²	(1,820 sq ft)
First Floor Office Extension	92m ²	(987 sq ft)
Additional Roof Space	32m ²	(345 sq ft)
Mezzanine	32m ²	(345 sq ft)
TOTAL	862m²	(9,277 sq ft)

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 £55,000 per annum**. The lease will be contracted outside the provisions of the Landlord & Tenant Act 1954. **Max 3 year lease term.**

BUSINESS RATES

The property is assessed for rating purposes at RV £27,500 and the rates payable are £13,722.50 per annum (2020/21 - 49.9p/£).



EPC

A copy of the EPC is available on request.

VAT

We understand VAT is not applicable to the annual rent.

VIEWING

By appointment with the sole agent:

WT Gunson - Neale Sayle
(Email: neale.sayle@wtgunson.co.uk)

Telephone: 0161 833 9797

Date of Preparation: January 2021