PLANNING AND
BUILDING CONTROL
07 MAR 2013

WTGUNSON
CHARTERED SURVEYORS

PROPERTY DETAILS

FOR SALE

FACTORY PREMISES
COMPRISING TWO SEPARATE BUILDINGS WITHIN AN ENCLOSED SITE
1,300M² (13,970FT²)
PLUS YARD



★ ADDITIONAL LAND AVAILABLE IF REQUIRED ★
★ ESTABLISHED INDUSTRIAL LOCATION ★
★ ADJACENT TO NEW COMMONWEALTH STADIUM ★

EDWIN ROAD
(OFF ASHTON NEW ROAD)
MANCHESTER M11 3ER

These particulars are believed to be correct, but in no way is their accuracy guaranteed, and they do not form part of any contract and neither do W.T. Gunson & Son or the lessors or the vendors accept any responsibility in respect of these particulars which are not intended to be statements of fact and any intending lessee or purchaser must satisfy himself by inspection or otherwise as to their accuracy. ALL DIAGRAMS ARE FOR GUIDANCE PURPOSES ONLY AND ARE NOT TO SCALE

12 St. Ann's Square,
Manchester M2 7HW
Tel: 0161 833 9797
Fax: 0161 832 1913
Email: admin@wtgunson.co.uk

LOCATION

The property forms part of a small industrial estate approximately 1 mile to the east of the City Centre and adjacent to the new Commonwealth Stadium. The property is well located for easy access to the motorway network serving the North West.

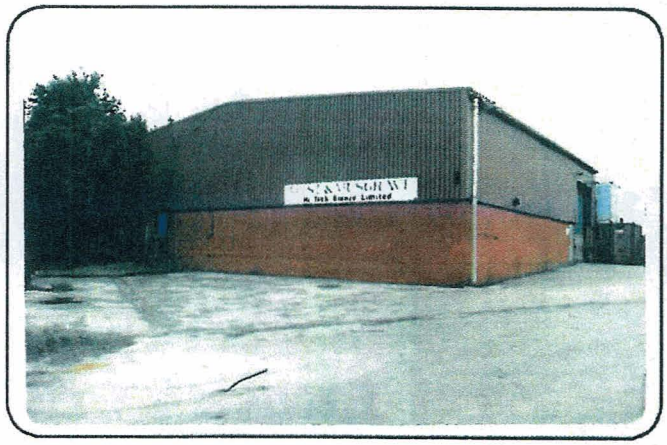
DESCRIPTION

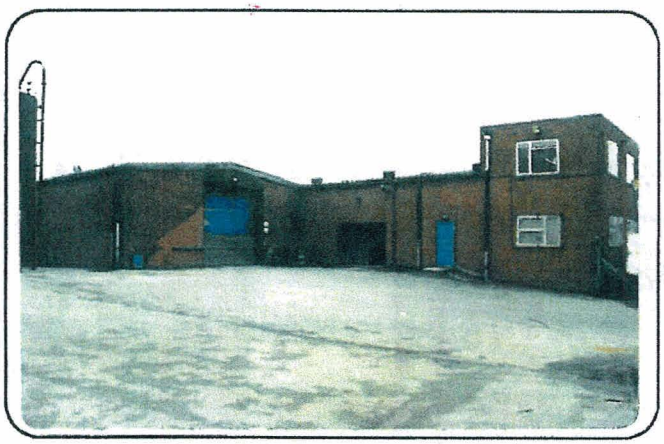
The property comprises two modern industrial units contained within an enclosed yard.

Building 1

Single storey portal frame construction. Brickwork to approximately 2.5 metres with profile sheeting above. Insulated asbestos roof incorporating translucent roof lights. Fluorescent tube lighting and a Powermatic hot air blower. Works offices and w.c.'s installed. Electric roller shutter door access. Approximately 5.5 metres eaves height.

Floor Area 525m² (5,640ft²) GIA





Building 2

Full height brick walls under a pitched asbestos roof incorporating translucent roof lights. One roller shutter door, one concertina door both opening onto the enclosed yard. Eaves height approximately 3.5 metres.

Two storey offices to the front elevation comprising two offices, mess room, shower room, male and female w.c.'s at ground level with boardroom and open plan office at first floor level. Central heating provided.

Floor Area 774m² (8,329ft²) GIA

There is a further plot of land extending to approximately 0.44 acre immediately across the road which can be included in the sale.

TENURE

The property is held by way of a 99 year lease from 24 June 1972 subject to a ground rent of £4,750 per annum.

RATEABLE VALUE

To Be Advised.

PRICE

Offers invited around £285,000.

V.A.T.

All prices, rents and outgoings are exclusive of but may be liable to V.A.T.

VIEWING

Strictly by appointment with the sole agents.

W T GUNSON ☎ **0161 833 9797**

DATE OF PREPARATION OF PARTICULARS

28 July 2000