Celestial Church of Christ

Unit 13, Brookside Works Industrial Estate, Moston, Manchester. M9 4FP

June 2014

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1.0 INTRODUCTION

1.01 This planning statement has been prepared by WYG on behalf of the Celestial Church of Christ, which is an established church serving the local Nigerian and African community of Moston in support of an application for full planning permission for the retention of the existing use of the premises as a Church Hall for the purpose of worship.

1.02 In October 2011, the church registered the building as a place of meeting for religious worship under the Places of Worship Registration Act 1855.

1.03 Following the refusal of planning permission by Manchester City Council in September 2011 (Application Ref 007256/FO/2011/N1), the change of use was allowed on appeal (Appeal Ref APP/B4215/A/11/2166724) on 6 July 2011. The decision to allow the appeal was made on the basis of including three conditions, one of which is:

The use hereby permitted shall be discontinued no later than two years from the date of this decision.

Given that the decision was made on 6 July 2011, this two year time period ceases on 6 July 2013.

1.04 This Planning Statement describes the proposed development and provides an overview regarding existing and emerging national and local planning policy guidance. It continues by making a supportive case for the development, and in policy terms demonstrates how the current proposal positively responds to the issues raised in the appeal decision.

1.05 The planning application is accompanied by the following:

- Photographic Site Record;
- 1:1250 Site Location Plan;
- Proposed Layout Plan CC01;
- Design and Access Statement;
- Appeal Decision Ref APP/B4215/A/11/2166724; and

- Marketing Details from Ridley Thaw Chartered Surveyors.

1.06 The remainder of this Planning Statement is set out as follows:

- Chapter 2 describes the site and its surroundings;
- Chapter 3 reviews relevant planning history for the site;
- Chapter 4 examines the proposed development;
- Chapter 5 provides an overview of national and local planning policies and guidance;
- Chapter 6 provides an assessment of the proposal and how it responds to relevant policies;
- Chapter 7 provides a conclusion to the Planning Statement.

2.0 The Site and It's Surroundings

Site Location

2.01 The application site is located close to the A664 Rochdale Road in Moston, which itself lies approx. 3 miles to the north-east of Manchester City Centre, 0.5 miles south-east of Blackley, 0.8 miles north-east of Harpurhey and 0.7 miles west of Moston. The subject premises are located within Brookside Works Industrial Estate, which comprise a small number of units, situated off Clough Road. To the west and east are residential properties served from Clough Road and Joule Street respectively.

2.02 The industrial estate comprises two blocks with a service road dividing the estate into two parts. Some units have a direct access onto Clough Road, whilst others, including the appeal site, have an access onto the service road. The site comprises Unit 13 which is a relatively small unit consisting of 255 square metres and is situated within part of the northern block of the industrial estate.

2.03 The area surrounding the Industrial Estate is predominantly residential. The vacant grassed area of land immediately to the west of the application site has been the subject of two planning permissions for housing development, with the most recent being 098789?FO/2012/N1 for the erection of five, four bed dwellings being granted on 23 May 2012. This expires in May 2015.



Google map showing location of unit in red.

3.0 Relevant Planning History

3.01 Relevant planning history for the application site includes the following:

- O9137/FU/2011/N1 – Change of use of vacant industrial unit (Unit 6) to place of worship (Use Class D1). Refused – 6 July 2011.

- 097256/FO/2011/N1 – Retrospective Application for change of use of industrial unit (Unit 13) to place of worship (Use Class D1). Refused – 28 October 2011.

- APP/B4215/A/11/2166724 – Appeal against refusal of application Ref 097256/FO/2011/N1. Allowed - 6 July 2012.

The above appeal decision is attached at **Appendix 1**.

Land adjacent to 37 Joule Street

- 089319/FO/2009/N1 – Erection of four, two storey semi-detached dwellings with associated landscaping and car parking. Approved 18 may 2009.

- 098789/FO/2012/N1 – Erection of five, four bed dwellings with associated landscaping, car parking, boundary treatment and access from Joule Street.. Approved 23 May 2012.

4.0 The Proposed Development

4.01 This planning application seeks to retain the current authorised use of the industrial unit as a place of workshop (Use Class D1) beyond the deadline date set out in the appeal decision of 6 July 2013. The use of Unit 13 is as a place of worship where up to 40 people, who all live local to the area, can attend. Prior to considering Unit 13, the applicant sought to use Unit 6 as a place of worship, however this was also refused permission in 2011.

4.02 The opening times of the unit remain unchanged from the requirements of condition 2 of the appeal decision, which are 09:00 hours to 14:00 hours Monday to Fridays for administration purposes and 11:00 hours to 14:00 hours on Sundays, which is when the main use occurs whereby approximately 40 people attend for worship.

4.03 The unit forms part of a larger unit which has been divided to create Unit 13. The eastern section of the unit fronts onto Clough Road and is currently vacant. Unit 13 has been subdivided into a main church hall with an altar, a small coffee area, stores and toilets served from a main hallway. Given the unit is relatively small, the capacity of the building as a place of worship is largely dictated by its size. A copy of the plans originally submitted with planning application Ref 097256/FO/2011/N1 and the supporting statement form **Appendix 2.**



5.0 Planning Policy Overview

5.01 This overview assesses how the proposed development adheres to policy within the national and local context.

National Planning Policy

The National Planning Policy Framework

5.02 The National Planning Policy Framework (the Framework) sets out the Government's planning policies for England and provides overarching objectives to encourage a positive approach to functional development that makes effective use of previously developed sites, manages growth and adds to the overall quality of a community in the long term. It replaces previous national planning policy guidance.

5.03 At the heart of the Framework is a presumption in favour of sustainable development. Paragraph 2 of the Framework states that "planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions".

5.04 The Framework identifies and outlines three principle dimensions to sustainable development, namely economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **An economic role** – amongst other things, contributing to building a strong, responsive and competitive economy;

- **A social role** – amongst other things, supporting strong, vibrant and healthy communities, by supplying the housing required to meet the needs of present and future generations; and by providing a high quality environment; and

- **An environmental role** - amongst other things, contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

5.05 Following on from this, the NPPF sets out a list of 12 core land use planning principles including that planning should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

5.06 It further states that planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives (para 17). Para 69 states that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. It further states *inter alia* that planning policies and decisions, in turn, should aim to achieve places which promote:

- Opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed use developments, strong neighbourhood centres and active street frontages, which bring together those who work, live and play in the vicinity;

5.07 Para 70 seeks to deliver social, recreational and cultural facilities and services the community needs, and states that planning policies and decisions should plan positively for the provision and use of shared space, community facilities and other local services to enhance the sustainability of communities and residential environments.

5.08 It is considered that the proposed development accords generally with the requirements of the NPPF, in particular by responding to the requirement "that planning should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs".

5.09 Paragraph 14 of the Framework states that "*at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking*". "*For decision-taking this means:*

- *Approving development proposals that accord with the development plan without delay; and*

- *Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*

Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or

Specific policies in this Framework indicate development should be restricted".

5.10 Paragraph 196 of the Framework requires that "*applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. This Framework is a material consideration in planning decisions".*

5.11 Paragraph 197 states that "*in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development*".

The National Planning Practice Guidance

5.12 The National Planning Practice Guidance (NPPG) was launched in March 2014 and under the various section headings, it refers to how planning can play an important role in improving the health and wellbeing of local communities.

The Development Plan

5.13 The relevant development plan policies are contained within the Manchester Unitary Development Plan (although only those policies 'saved' beyond the initial period to 2009 in accordance with Schedule 8 of the Planning and Compulsory Purchase Act 2004) and the Core Strategy 2012-2027. Other relevant material considerations include the adopted Guide to Development Supplementary Development Document.

Manchester Unitary Development Plan (1995)

5.14 The Manchester Unitary Development Plan (UDP) was adopted in July 1995, though the approval of the Core Strategy in 2012 has meant that only a small number of the UDP policies are extant. It should also be noted that now the interim period set out at Annex 1 of the NPPF has lapsed, full weight cannot now be given to the policies in the UDP. The weight to be afforded to each policy therefore depends on its conflict with the NPPF.

5.15 The UDP also identifies a series of City-wide development control policies

Manchester Core Strategy (2012)

5.16 The Core Strategy was adopted in July 2012 and sets out the strategic priorities for the future development of Manchester over the 15 year period between 2012 and 2027. Policy SP1 of the Strategy identifies a number of spatial principles which will guide development in all parts the City and which seek to (*inter alia*):

- Create well designed places that enhance or create character;
- Make a positive contribution to the health, safety and wellbeing of residents;
- Improve access to jobs, services, education and open space by being located on sites which will reduce the need to travel and provide good access to sustainable transport provision; and
- Make a positive contribution to neighbourhoods and refers specifically to "considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income"

5.17 The Strategy recognises that these principles will help to make a positive contribution to creating neighbourhoods where people will choose to live and also enable a good mix of local facilities for residents.

5.18 In terms of general development proposals, Policy DM1 notes that all new developments should have regard to a number of general principles, including:

- The appropriate siting, layout, scale, form and massing, materials and details;
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to the new development by sustainable transport modes;
- Adequacy of internal accommodation and external amenity space;
- Community safety and crime prevention; and
- The potential effects on amenity (including privacy, noise and traffic generation).

5.19 Policy T1 identifies that the Council will seek to manage the pattern of development to ensure that new schemes are easily accessible by sustainable modes of transport (notably by walking, cycling and via public transport). In addition, it is recognised that proposals should be designed to accommodate an adequate level of provision for car, bicycle and disabled parking.

5.20 Policy EC2 seeks to retain and enhance existing employment space and sites and would support alternative uses where it can be demonstrated that:

- The existing use is un-viable in terms of business operations, building age and format;
- The existing use is incompatible with adjacent uses;
- On balance, proposals are able to offer greater benefits in terms of the Core Strategy's vision and spatial objectives than the existing use;

Other Material Considerations

Supplementary Planning Document

5.21 The Guide to Development in Manchester Supplementary Planning Documents (SPD) was adopted in April 2007 and reiterates that new development schemes should have a high standard of design and make a positive contribution to the City's environment.

Overview

5.22 This chapter has set out a detailed review of the planning policy requirements which are material in the assessment of the submitted application. In light of the national and local policy context, it is considered that the proposal fully accords with the requirements of these policies.

6.0 Planning Considerations

6.01 The starting point for the consideration of any development proposals is whether the proposal accords with the policies contained within the Development Plan.

6.02 As referred to in section 2, the site lies within a small industrial park in the midst of a residential area. There are a number of vacant units in the vicinity and although information from Ridley Thaw Chartered Surveyors states that demand for the re-use of some of the vacant units in the wider area has improved, no doubt as a result of an improved economy, the company are however still actively advertising the buildings on their web site as there are vacancies. See **Appendix 3**.

6.03 The site is not specifically allocated for employment purposes, with some of them being vacant with poor prospects for being re occupied in the medium term. The continuation of the use and resultant loss of this small 255sq.m unit from employment use would not be incompatible with the use of the industrial estate, given the proposed hours of use when the majority of existing units would not be in operation, and therefore would not hinder the wider regeneration objectives for the surrounding area.

6.04 The proposed continued use of the premises for worship will not impact on the amenities of adjacent residents. The use as a place for worship is one that is commonly found within residential or mixed use areas.

Planning Refusal and Appeal Decision

6.05 The application Ref 097256/FO/2011/N1 for the "Retrospective application for change of use of Industrial unit to place of worship (Class D1)" was refused by Manchester City Council on 28 October 2011. The application was refused for the following reasons:

0) The development in isolation for a place of worship could hinder the wider regeneration objectives for the surrounding area, is considered incompatible with the industrial and employment generating uses of the site and would thereby lead to the loss of employment floorspace. On this basis, the proposal is contrary to policies R1.1 and I1.1 of the Unitary Development Plan for the City of Manchester and policy EC1 of the Core Strategy Development Plan for the City of Manchester.

1) The proposed development is not supported with sufficient information regarding the potential volume of traffic generated by the proposed church and has therefore failed to demonstrate that the proposals can be accommodated within the site without adversely impacting on car parking provision

in the neighbourhood and residential amenity. The proposals would therefore be contrary to policies H2.2 and E3.5 of the Unitary Development Plan for the City of Manchester.

6.06 An appeal was submitted against the refusal on behalf of the client (Ref APP/B4215/A/11/2166724).

The inspector considered there were two main issues arising as a result of the proposed development. These were:

- The effect of the proposal on employment floorspace and the regeneration of the area; and
- The living conditions of nearby residents in respect of noise and disturbance from parking.

6.07 The appeal was allowed on 6 July 2012 and was subject to three conditions, which are referred to below.

1). The use hereby permitted shall be discontinued no later than two years from the date of this decision.

2). The use shall not take place outside the following times: 0900 – 1400 Mondays to Fridays, 1100 – 1400 on Sundays.

3). The premises shall be used as a place of worship and for no other purpose including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order or any other change of use permitted by the Town and Country Planning (General Permitted Development) Order 1995.

6.08 The inspector considered that in respect of the first issue in relation to employment floorspace "In the absence of any substantive evidence of employment demand for the appeal premise or of regeneration proposals, I find no grounds to withhold the grant of a temporary planning permission for use as a church."

6.09 In respect of the second issue and the living conditions of nearby residents, the Inspector considered that as the appellant has permission to allow parking on Sundays within the main confines of the industrial estate when businesses are not operating, there is sufficient space to accommodate a good number of vehicles within the industrial park so that street parking is for the most part unnecessary.

The Inspector also considered the recent grant of planning permission for the adjacent parcel of land which indicated that the service and parking area within the industrial park would not be affected. . She said that "The church and its associated activities are modest in scale, and it is not unusual for churches to be located within residential or mixed use areas. Taking all these matters int account, I therefore find no material harm to the living conditions of nearby residents in respect of car parking or other matters."

6.10 The Inspector considered "all other matters including traffic and the existence of other churches in the area, but I find none that would justify withholding a temporary planning permission. The development makes good use of a previously vacant building." She also considered it necessary to limit the permission to a temporary period of 2 years to allow a reassessment of employment demand and regeneration potential.

6.11 The Inspector also included a restriction on the hours of use of the premises in order to control the extent and nature of the use in the interests of nearby residents.

Response to Appeal Decision

6.12 The current application proposal seeks permission to continue the use of the unit as a church hall beyond the 6 July expiry date laid down in the appeal decision. There have been no changes to the application since the appeal decision other than the uptake of the units nearby has increased slightly, but not to the extent that all the units are occupied. There are still two vacancies at the time of writing and as the units are still being actively marketed by Ridley Thaw Chartered Surveyors, demand for the re use of these units is still relatively poor.

6.13 The only extant planning permission for housing on the parcel of land to the west of the unit does not affect the service and parking area within the industrial park as it is to be serviced directly from Joule Street.

6.14 The site is considered to be sustainably located as it is located within one of the main residential areas of Moston and therefore a considerable number of the congregation walk to the hall.

7.0 Conclusions

7.01 This planning application seeks to retain the current authorised use of the industrial unit as a place of workshop (Use Class D1) beyond the deadline date set out in the appeal decision of 6 July 2013.

7.02 It is considered that the development is in accordance with Core Strategy Policy SP1 as it assists in making a positive contribution to creating neighbourhoods where people choose to live. The use of the site rather than leaving it vacant can only be positive for the surrounding area.

7.03 The site is fully accessible, maintains adequate accommodation both internally and externally in terms of car parking and does not materially impact on the residential amenities enjoyed by adjacent residents to the site. The site is sustainably located and is easily accessible by public transport, on foot, by bicycle. There is ample car parking within the estate given that the major use occurs on a Sunday when most of the adjacent units would not be operating. It therefore accords to the requirements of Policy T1.

7.04 In terms of the loss of this employment unit, it is considered that as the unit is small (255sq.m) it would not materially impact on the overall wider provision of employment sites within this part of Manchester. There are existing vacant units within the estate and therefore the continued use of the unit as a place of worship is considered to be a compatible use that would not preclude its return to an employment use in future should circumstances change. It must surely be preferable to use the building rather than let it fall into a state of disrepair.

7.05 Accordingly, it is submitted that there are no valid reasons why planning permission for this small scale development should be withheld.

Appendices

Appendix 1 – Appeal Decision

APP/B4215/A/11/2166724

The Planning Inspectorate

Appeal Decision

Site visit made on 7 June 2012

by Sue Glover BA(Hons) MCD MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 6 July 2012

Appeal Ref: APP/B4215/A/11/2166724
Celestial Church of Christ, Unit 13, Brookside Works Industrial Estate, Clough Road, Moston, Manchester M9 4FP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by the Celestial Church of Christ against the decision of Manchester City Council.
- The application Ref 097256/FO/2011/NI, dated 5 September 2011, was refused by notice dated 28 October 2011.
- The development is a change of use from an industrial unit to a church hall.

Decision

1. The appeal is allowed and planning permission is granted for a change of use from an industrial unit to a church at the Celestial Church of Christ, Unit 13, Brookside Works Industrial Estate, Clough Road, Moston, Manchester M9 4FP in accordance with the terms of the application, Ref 097256/FO/2011/NI, dated 5 September 2011, subject to the following conditions:

    1) The use hereby permitted shall be discontinued no later than two years from the date of this decision.

    2) The use shall not take place outside of the following times: 0900 – 1400 Mondays to Fridays, 1100 - 1400 on Sundays.

    3) The premises shall be used as a place of worship and for no other purpose including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order or any other change of use permitted by the Town and Country Planning (General Permitted Development) Order 1995.

Main Issues

2. The main issues are the effect of the proposal on employment floor space and the regeneration of the area, and on the living conditions of nearby residents in respect of noise and disturbance from parking.

Reasons

The first issue: employment and regeneration

3. The appeal premise is within a small industrial park in the midst of a residential area. There are a number of vacant units and the immediate area has a generally unkempt appearance. Unit 13 was formerly vacant and is now occupied by a church serving the local African community. The appellant seeks a temporary planning permission of 2 years. It has come to light that planning permission was recently granted for residential development on vacant land adjoining Unit 13, but there are no other regeneration proposals relating to the industrial park or surrounding land before me. The temporary use would enable the Council to reassess and determine whether the lack of demand for employment space is a temporary or a long term feature.

4. In the absence of any substantive evidence of employment demand for the appeal premise or of regeneration proposals, I find no reason on these grounds to withhold the grant of a temporary planning permission for use as a church. In these respects there is no conflict with Policies R1.1 and I1.1 of the Unitary Development Plan for the City of Manchester (UDP) and Policy EC 1 of the emerging Manchester Core Strategy.

The second issue: living conditions

5. The hours of opening are stated on the application to the Council as 0900 to 1400 on Mondays to Fridays for administration purposes, and for worship on Sundays between the hours of 1100 and 1400. A maximum of 40 attendees are expected on Sundays, the numbers restricted by the capacity of the hall. Most are local to Moston, but the appellant accepts that some drive.

6. The appellant has permission to allow parking on Sundays within the main confines of the industrial estate when businesses are not operating. I noted that there is sufficient space to accommodate a good number of vehicles within the industrial park so that street parking is for the most part unnecessary.

7. The recent grant of planning permission for residential development on land adjacent indicates a new access and turning head immediately adjoining the industrial park. The plans indicate that the service and parking area within the industrial park would not be affected. The church and its associated activities are modest in scale, and it is not unusual for churches to be located within residential or mixed use areas. Taking all these matters into account, I therefore find no material harm to the living conditions of nearby residents in respect of parking or other matters. In this respect, the development is in accordance with UDP Policies H2.2 and E3.5.

Other matters and conditions

8. I have considered all other matters including traffic and the existence of other churches in the area, but I find none that would justify withholding a temporary planning permission. The development makes good use of a previously vacant building. I have considered all the policies in the National Planning Policy Framework in the light of the submissions for this appeal, but they do not alter my conclusions.

9. A condition is necessary to limit the permission to a temporary period of 2 years to allow a reassessment of employment demand and regeneration potential. There are also conditions to limit hours and permitted development rights to control the extent and nature of the use in the interests of nearby residents. A

condition requiring noise insulation is unnecessary and would be unreasonable given the temporary use. A condition requiring visitors to park within a designated parking area and not on the street would be unenforceable. Bearing in mind that peak demand for parking is on Sundays, conditions requiring details of parking and traffic management measures are unnecessary. I also find no substantive justification for a refuse storage scheme.

Sue Glover

INSPECTOR

Appendix 2 – Layout Plan and Design and Access Statement

Design + Access Statement

Celestial Church Of Christ
Unit 13, Brookside Works, Clough Road, Moston
M9 4FP

Background:

The Celestial Church of Christ is an established church, serving the local Nigerian community in Moston.

The church currently is based in Unit 13 of Brookside Works, the church was not aware that it required planning permission to use this premises as a place of worship and would like to register this application for a change of use in the hope that they may maintain this premises.



Location:

The church is located in an industrial unit on a small industrial park in a residential area of Moston.

To the North of the site is a large expanse of green space with the majority of the surrounding area made up of houses and small commercial enterprise.

A number of schools and the Moston Youth Centre are also in the area surrounding the church.



Current Situation:

The industrial area has some vacant units which encourage fly tipping and anti social behaviour as illustrated on the image.

We believe that an inhabited unit is preferable in terms of the overall safety and appearance of the area.



Philosophy:

We believe that the churches existence on this industrial estate is of minimal disturbance to the surrounding area. The church only worships on Sundays when the other inhabited units are closed. The time of worship is 12 noon, out of hours compared to other businesses on the units, and also a time when movement of people in and out of the church will not cause disturbance to local residents.



Many of the surrounding units are either vacant or unoccupied (as was the church building before its current use). The use of the building will make improvements to the safety of the site as a whole.

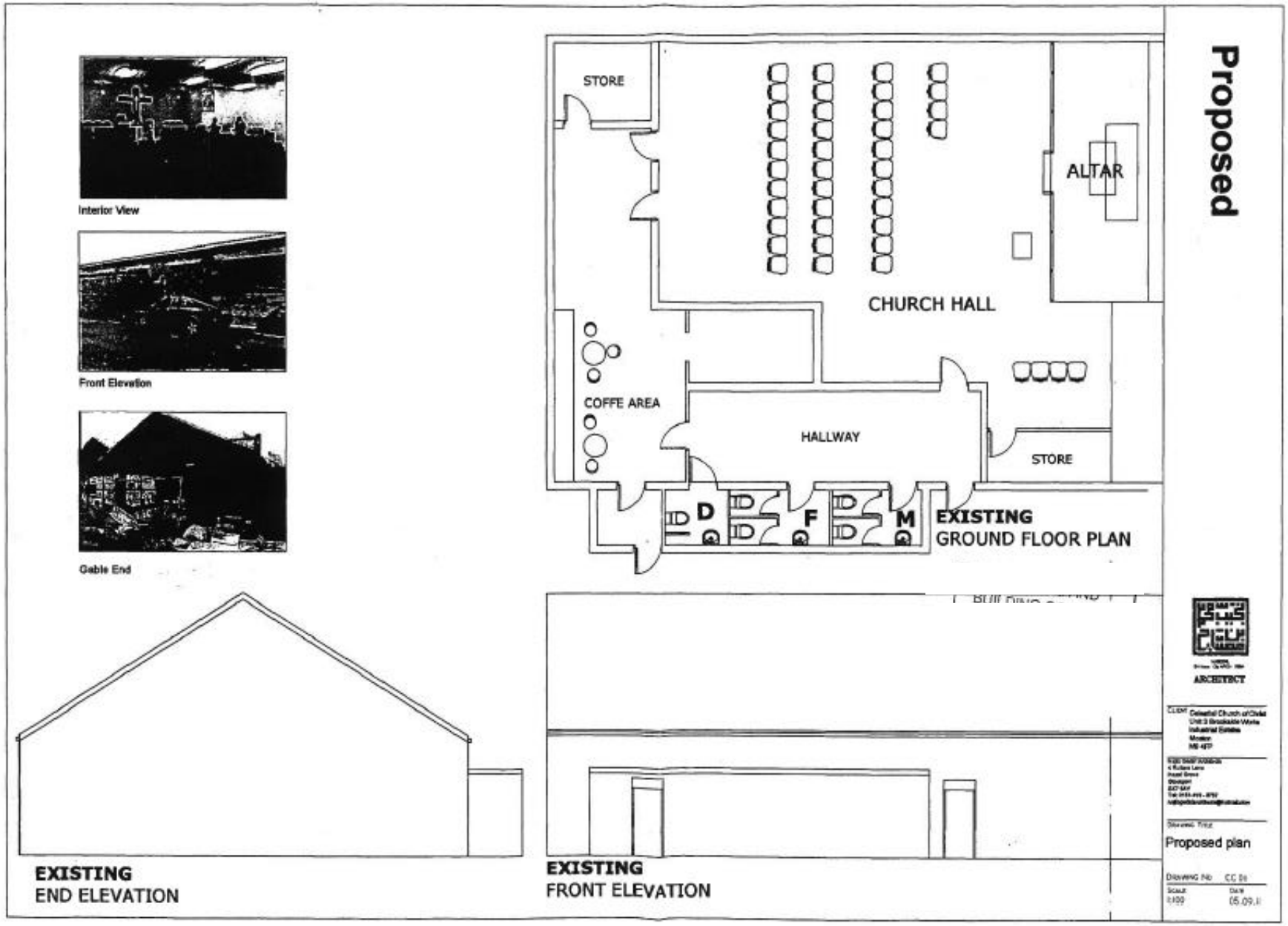
The users of the church are members of the local community who do not wish to cause a disturbance, only to peacefully worship.



Proposals:

Should the planning department feel they can work with the Celestial Church of Christ, we feel that any issues could be resolved.

For example, if noise pollution is the issue the church is willing to implement sound insulation.


Proposed
Interior View
Front Elevation
Gable End
STORE
ALTAR
CHURCH HALL
COFFE AREA
HALLWAY
STORE
D
F
M
EXISTING
GROUND FLOOR PLAN
EXISTING
END ELEVATION
EXISTING
FRONT ELEVATION
ARCHITECT
Proposed plan
05.09.11

Appendix 3 – Marketing Details - Ridley Thaw

Ridley Thaw
Chartered Surveyors



to let

brookside works industrial estate
clough road
moston
m9 4fp

industrial units from 959sq.ft

- competitive rents
- flexible terms
- close proximity to m60 orbital

0161 669 4000
www.ridleythaw.co.uk

Ridley Thaw
Chartered Surveyors

Location
Brookside Works is located near to Rochdale Road in Moston. Moston is approximately 3 miles North East of Manchester City Centre and benefits from easy access to the M60 Ring Road, via junction 20.

Description
Brookside Works comprises a series of adjoining, single storey, brick built industrial units with mainly steel profile clad roofs thereto.

Several of the units benefit from internal blockwork offices of varying sizes.

Loading is afforded via roller shutter doors, which are accessed to the front of the units.

Services
We understand that mains services are available, however no checks have been made. Prospective tenants are to ensure that the services available are adequate for their purposes.

Rent
£4/ sq.ft per annum exclusive

Service Charge
£0.25/ sq.ft per annum

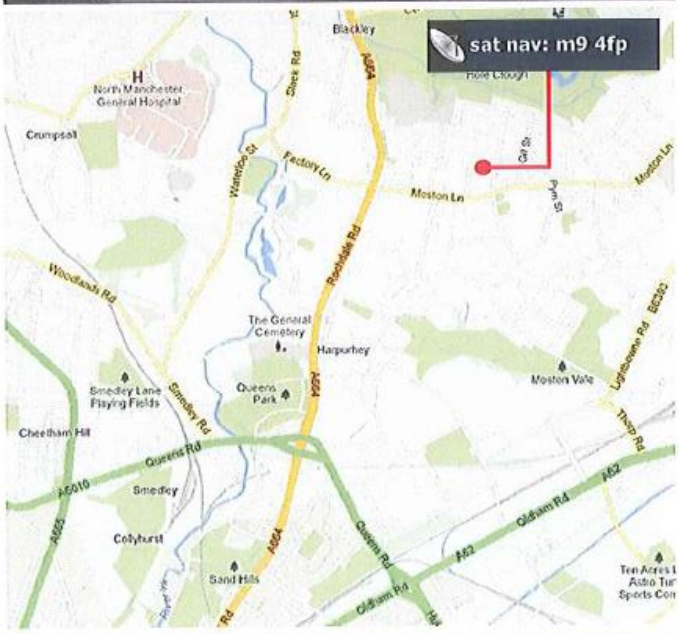
Legal Costs
The tenant will contribute an amount of £400 toward the Landlord's legal costs.

VAT
All figures are exclusive of, but may be subject to VAT.

Viewing/ further information Please contact:

Thomas Sharples at Ridley Thaw LLP
ts@rtllp.co.uk





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Details obtained 2 June 2014