



Albert Iron Works

Bridgefield Street
Radcliffe
M26 2SG

**15,560
SQ.FT.**



- Industrial/Warehouse Unit
- Double Bay
- Eaves 9.3m Apex 10.5m
- 2 x Full Height Loading Door
- Three Phase Electricity
- Prominent
- Low Rateable Value
- Within 0.2 miles of Tramstop

Location

Industrial unit with direct road frontage onto Bridgefield Street, Radcliffe.

The property is a short drive to M60, M66 & M62

Junction 17 M60: 2.4 miles

Radcliffe Tramstop: 0.2 miles

Manchester City Centre: 7.5miles



Description

A 15,560 sq.ft. Industrial/Workshop Unit. The property can be summarised as follows:

- Comprising Double Bay Industrial Warehouse with two storey internal offices
- Of traditional steel truss construction with full height brick elevations all under a pitched roof
- High Bay - Apex Height 10.5m Eaves 9.3m
- 2 x Full height loading doors Width 5.3m Height 6.4m & 4.9m Width 5m Height
- Prominently located within Radcliffe central
- Low Rateable Value
- Within 2.4 miles of Junction 17 of the M60

Accommodation

Warehouse	14,712 sq.ft
Office Mez	848 sq.ft
Mez	1,614 sq.ft
Overall	15,560 sq.ft

Services

Mains services available to the property. Electricity, water and drainage.

Rateable Value

For information on business rates please visit www.voa.gov.uk

Rent

£78,000 p.a.

EPC

Available on request



Terms

On leasehold basis with terms to be agreed

VAT

All figures are quoted exclusive of but maybe subject to VAT

Viewing

Contact Sole Agents MBRE - 0161 850 1111
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