



Unit 10
Providence Works
Norton Street
M40 8EH

**2,102
SQ.FT.**



- Warehouse/Storage Unit
- 2 x Full Height Loading Doors
- 3 allocated parking spaces
- 7m Max Height 6m Min Height
- Established Commercial Area
- Rates Free
- No Estate Charge
- Within 0.2 miles of Etihad Campus

Location

Single Storey Warehouse located on Norton Street just off A6010 in Miles Platting. Located within very close proximity to the new AO Arena, Etihad Campus and Manchester City Centre

- Etihad Campus: 0.2 miles.
- Oldham Road: 0.2 Miles.
- Manchester City Centre: 8 miles.



Description

A 2102 sq.ft. Warehouse/Storage Unit. The property can be summarised as follows:

- Single storey warehouse of traditional construction with steel frame and full height brick elevations
- Warehouse bay 7m Apex Height 6m eaves height
- Additional Mezzanine Storage of 361 sqft
- 2x Full Height electrically operated loading door. 5.2m height/4.7m width & 4.3m height/5.1m width
- Three allocated car parking spaces with further unallocated spaces available within gated and secure site
- Located within very well established commercial area
- Rates free to qualifying occupiers Three Phase Electricity

Accommodation

Warehouse	2,102 sq.ft
Mezzanine	361 sq.ft
Overall	2,463 sq.ft

Services

All mains services available to the property. Electricity, water and drainage.

Rateable Value

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

Rent

£24,000 p.a.

EPC

Available on request.



Terms

On a 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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