



Unit 26 Piccadilly Trading Estate, Manchester, M1 2NP

Refurbished industrial unit in a high profile city centre location.

Summary

Tenure	To Let
Available Size	10,782 sq ft / 1,001.68 sq m
Rent	Rent on Application
Business Rates	N/A
EPC Rating	C (73)

Key Points

- Manchester City Centre fringe location
- Established industrial location
- Three phase electricity
- 6m eaves
- Excellent access to A57(M) Mancunian Way
- Two storey offices
- Dedicated car parking
- Fully refurbished

Unit 26 Piccadilly Trading Estate, Manchester, M1 2NP

Summary

Available Size	10,782 sq ft
Rent	Rent on Application
Business Rates	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (73)

Location

Piccadilly Trading Estate is an established trading location, situated on the north east boundary of Manchester City Centre.

Gidding Road, the main estate road is accessed directly off the inner city ring road, Great Ancoats Street (A665). The estate can also be accessed by Travis Street / Adair Street located to the rear of Piccadilly Mainline station, which is ¼ mile from the estate.

The A57(M) Mancunian Way is within a ¼ mile of the premises, providing direct access to the M602 and in turn the M62.

Description

The property comprises a single storey mid terraced warehouse / industrial unit of steel portal frame construction with blockwork elevations under a pitched roof incorporating 10% roof lights. The warehouse is accessed via a full height loading door. The property has 6m eaves. Along part of the front elevation are two storey offices which include WC's.

Externally there is a loading to the front of the unit and designated parking.

Accommodation

The accommodation comprises the following areas:

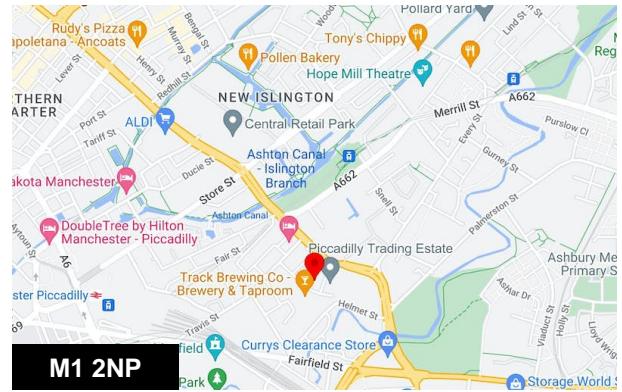
Name	sq ft	sq m
Ground - Warehouse	9,561	888.25
Ground - Office	535	49.70
1st - Office	686	63.73
Total	10,782	1,001.68

Terms

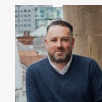
The unit is available by way of a new full repairing and insuring lease on terms to be agreed.

Anti-Money Laundering

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the potential tenant / purchaser, once a let / sale has been agreed and prior to instructing solicitors.

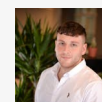


Viewing & Further Information



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Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

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