

Sixteen.

Leisure, Office, Retail, Showroom
FOR SALE



Units 1 & 2 Burton Place, Ellesmere Street, Manchester, M15 4LR

Modern Self-Contained Commercial Unit measuring 2,140 sq ft and suitable for a variety of uses.

Summary

Tenure	For Sale
Available Size	2,140 sq ft / 198.81 sq m
Price	£455,000
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Key Points

- Air Conditioning
- Suspended Ceilings / Raised Access Floors
- Previous clinical use but suitable for a variety of other uses
- 2 car parking spaces (tendem)
- Dual frontage with floor to ceiling glazing
- Superfast internet
- Self Contained

Chat to the team at Sixteen about this exciting opportunity | Call **+44 (0)161 461 1616** today

Units 1 & 2 Burton Place, Ellesmere Street, Manchester, M15 4LR

Summary

Available Size	2,140 sq ft
Price	£455,000
Business Rates	Upon Enquiry
Car Parking	1 tandem (2 spaces)
VAT	Applicable
EPC Rating	Upon Enquiry

Description

A modern commercial space comprising two adjoining units and finished to a high standard, featuring a variety of open plan and partitioned spaces.

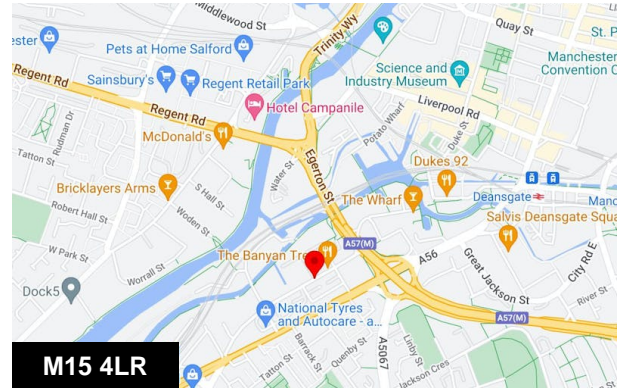
Location

Burton Place is located off Ellesmere Street in the sought-after area of Castlefield in Manchester City Centre.

The location provides easy access to the regional motorway network via the A56 and the M602 yet is only 5-10 mins walk from Deansgate Train Station and Manchester Central Metrolink station and 5 minutes' walk from Cornbrook Metrolink station.

Local amenities include Morrisons Daily Tesco Express, Banyan Tree bar/café and Co-op Food all within 5 mins walk.

Castlefield is a cosmopolitan mix of business, residential and leisure/retail uses and there is plenty of long and short-stay car parking nearby.

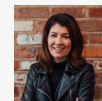


Viewing & Further Information



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