

TO LET / FOR SALE - OPEN STORAGE

# OPEN STORAGE

Ashton Old Road, Ardwick, Manchester, M12 6LB



TO LET / MAY SELL

## Key Highlights

- Highly prominent position
- Fully secure site
- Available for immediate occupation
- £245,000 per annum
- Very close proximity to Manchester city centre
- Easy access to the M60 and regional motorways
- 3.5 acres (1.42 hectares)

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## Location

The subject site is located on the eastern edge of Manchester City Centre, at the junction Ashton Old Road (A635) and Chancellor Lane (A665). The site is situated in an extremely prominent position and is accessible from Ashton Old Road, Chancellor Lane and Midland Street.

Ashton Old Road is a main arterial route linking Manchester with the M60 Motorway (J23). There has been significant industrial, residential and retail redevelopment in the surrounding area, with occupiers within the vicinity including Currys/PC World, West Way Nissan, Storage World, amongst others.



## Description

The site extends to approximately 3.5 acres and is suitable for open storage requirements. The site is secure with palisade fencing to the boundary and is surfaced with a combination of concrete, tarmac and crushed construction materials which has been levelled.

## Accommodation

The site measures to approximately 3.5 acres. (1.42 hectares).

## Tenure

The site consists of varying titles and it is mixture of freehold and leaseholds. The leasehold titles are held on a ground lease from the Council of the City of Manchester for a term of 99 years from 1990.



## Terms

The property is available to let by way of a new lease for a term of years to be agreed.

Offers are invited for both the freehold and long leasehold interest with vacant possession.

## Rent

£245,000 per annum exclusive of VAT.

## HS2

Parties should be aware that the site falls within a 'Safeguarded Area'. Interested parties are advised to satisfy themselves with regards to HS2 and make their own enquiries to the local authority.



## Viewings

Viewings are via the sole agent.

## Contact

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