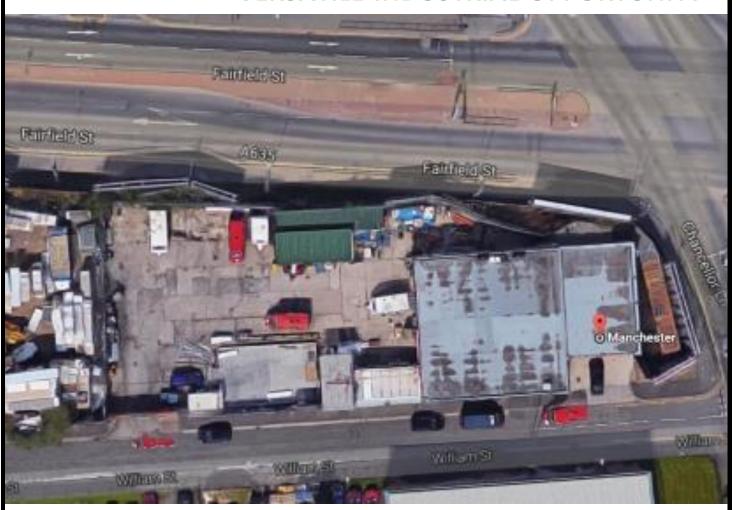
rightmove 🗅



# **FOR SALE**

VERSATILE INDUSTRIAL OPPORTUNITY



FREEHOLD COMMERCIAL LAND WITH BUILT UNITS

MANCHESTER – FORMER GERARDS ICE CREAM, WILLIAM STREET, M12 5FX

PRICE – OFFERS OVER £4,000,000

Portfolio Properties, Prospect House, Featherstall Road South, Oldham, OL9 6HT 0161 830 8833

rightmove 🗅

# MANCHESTER – FORMER GERARDS ICE CREAM, WILLIAM STREET, M12 5FX

#### LOCATION

The property is situated on William Street, just off Manchester's Ring Road (A635), Mancunian Way (A57M), c. 0.6 miles from Manchester Piccadilly rail station and c. 9.5 miles from Manchester Airport.

#### **DESCRIPTION**

Versatile single-storey industrial unit, formerly used as an ice-cream production factory. Situated in a plot of approximately 17,332 square feet, the premises boasts 5 industrial rooms with two offices, two industrial fridges, roller shutter door and two sectional shutter doors, in addition to a bathroom, shower room and small kitchen. The approximate gross internal area of the premises is 4632 sq/ft (430.4 sq/m).

The unit benefits from it's position, ideally positioned for Manchester's Ring Road and only a short distance from Piccadilly station and the ever-popular Northern Quarter.

The spacious yard would be ideal for further development, and we understand it has housed outbuildings and storage containers in the past

### **ACCOMMODATION**

Room 1: 17.83m x 5.58m (with roller shutter, kitchen, and

bathroom)

Room 2: 15.55m x 6.52m Room 3: 3.23m x 3.85m

Room 4: 9.08m x 8.78m (with 2 sectional shutter doors)

Room 5: 4.29m x 6.71m Office 1: 3.21m X 1.94m Office 2: 5.2m x 2.06m

Industrial Fridge: 5.59m x 5.16m; 5.59m x 5.16m

Shower Room: 2.22m x 4.32m

Approximate Gross Internal Area - 4632 sq/ft (430.4 sq/m)

Yard: c. 12,700sq/ft (1182 sq/m)

## **TENURE**

A new term of FRI lease to be agreed.

Currently Rented at £3000 PCM

VAT

**Not Applicable** 

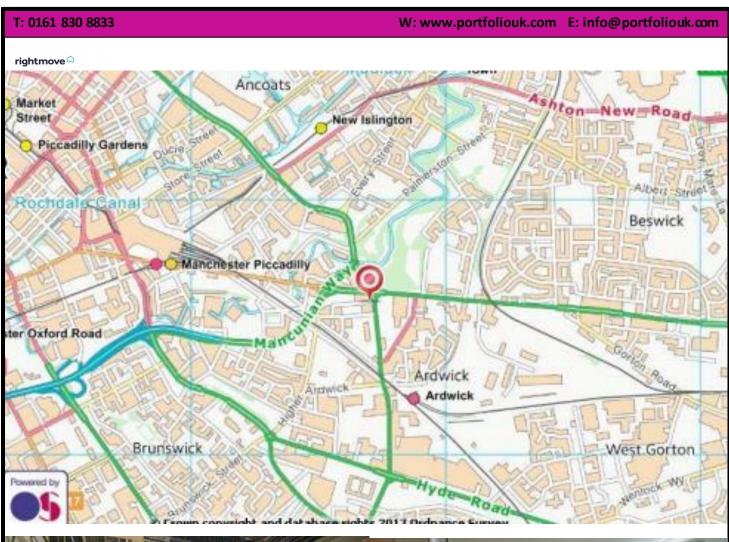
**EPC** 

Copies of EPCs are available on request.

#### **VIEWING**

Strictly by appointment only.

Portfolio Properties, Prospect House, Featherstall Road South, Oldham, OL9 6HT 0161 830 8833





Portfolio Properties, Prospect House, Featherstall Road South, Oldham, OL9 6HT 0161 830 8833

rightmove 🗅



Portfolio Properties, Prospect House, Featherstall Road South, Oldham, OL9 6HT 0161 830 8833

T: 0161 830 8833	W: www.portfoliouk.com	E: info@portfoliouk.com
rightmove♀		
Portfolio Properties, Prospect House, Featherstall	Road South, Oldham, (	OL9 6HT
0161 830 8833		