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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

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 its 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.

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