

**For Sale**  
Reversionary Investment Property



# Detached Warehouse & Yard Premises

6,755 SQ FT (627.54 SQ M)

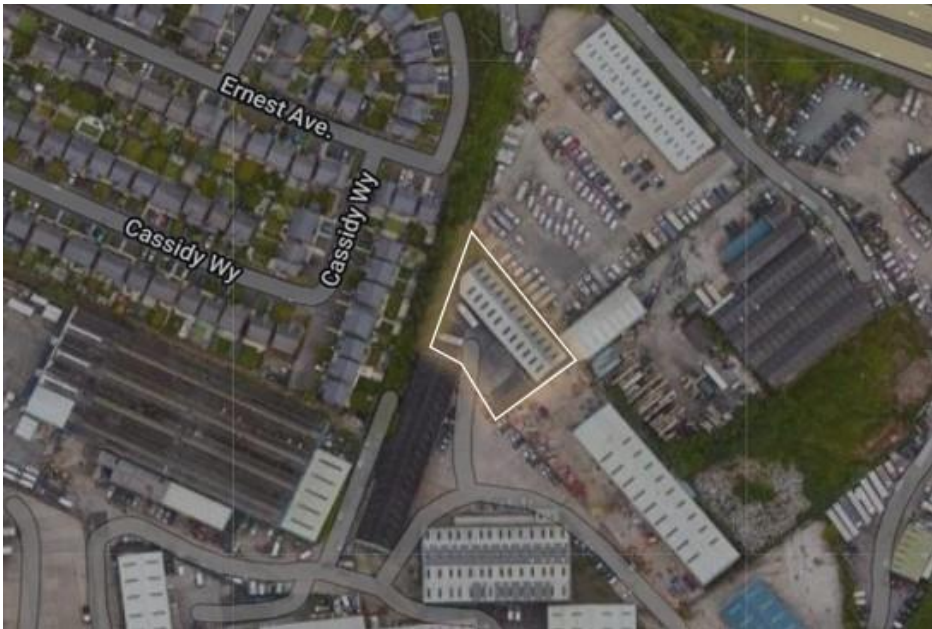
📍 UNIT D, NASMYTH BUSINESS CENTRE, ORDNANCE STREET, ECCLES, MANCHESTER, M30 0SN

# TW

Turner Westwell  
Commercial Agents

## KEY FEATURES

- Detached warehouse & yard premises
- 0.389 acre plot
- Secure estate, centrally monitored CCTV
- Well established business park close to Manchester City Centre
- Close to Junction 11 of the M60 and Junction 2 of the M602 motorways
- Rare freehold industrial opportunity with self-contained yard
- Highly reversionary with low passing rent of approx. £5.00 per sq ft
- Asking Price - £700,000 exclusive and ERV of c.£8.50 - £9.00 per sq ft



## LOCATION

The premises are situated in Eccles, on the popular and well established James Nasmyth Way, close to Junction 11 of the M60 motorway, accessed via the A57 Liverpool Road. Junction 2 of the M602 is within approximately 1.5 miles.

Eccles is approximately 3.5 west of Manchester City Centre on the M602. The M60 motorway provides access across Manchester and links to the National Motorway Network.

## DESCRIPTION

The property comprises a detached industrial unit of steel truss frame construction, with low-level brick elevations and profile metal cladding above. The roof is of a pitched profile metal sheet cladding with approximately 25% natural roof lights. Lighting is provided via suspended high intensity sodium bay lights and heating via gas powered ambi-rad suspended heaters.

Internally, the accommodation is majority open-plan warehousing plus a single storey block constructed office/training facility, which also incorporates staff welfare facilities, including kitchen and WC's.

Externally, the property has the benefit of a spacious enclosed yard with palisade boundary fencing accessed by a double swing action gate. The yard is part concrete and part tarmac surfaced and access to the unit is provided via a large roller shutter loading bay set within the front elevation.

## ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Gross Internal Areas:

Description/Floor	Sq M	Sq Ft
Unit D, Nasmyth Way	627.54	6,755

Set upon an approximate site area of 0.389 acres

## SERVICES

The mains services connected to the property include water supply, gas supply, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

## SALE PRICE

£700,000 exclusive.

## VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

## TENURE

The property is held Freehold under Title Number GM740567.

## BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £37,500, with effect from 1st April 2023.

The 2023/2024 Business Rates Multiplier is 51.2 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £.

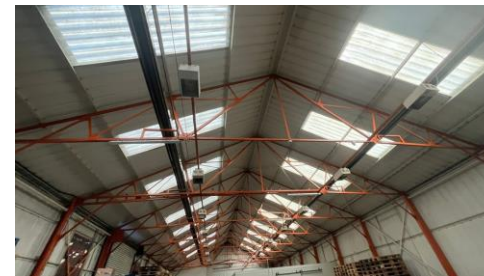
## SERVICE CHARGE

There are service charge provisions associated with the property. Further details are available on request.

## TENANCIES

The property is let to Spizarnia (UK) Limited (CRN.07926781 for a term of years expiring on 18th December 2024. The passing rental is £34,750 per annum (£5.14 per sq ft). The property is let on Tenant's Full Repairing and Insuring terms.

Spizarnia are a Polish food wholesaler, supplying Polish food shop owners in Western European countries, mainly in the UK, Netherlands, Belgium, Iceland, Austria and Germany.



## LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.

## EPC

The property has an current Energy Efficiency Rating of D(93). The certificate is valid until 3rd December 2028. A full copy of the Report is available upon request.

76-100

**D**

93 D

## ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

**Daniel Westwell** | Joint Managing Director

BSc (HONS), MRICS | RICS Registered Valuer

07919 414752 [daniel.westwell@turnerwestwell.co.uk](mailto:daniel.westwell@turnerwestwell.co.uk)

**Adam Westwell** | Joint Managing Director

BSc (HONS), MRICS | RICS Registered Valuer

07799 644166 [adam.westwell@turnerwestwell.co.uk](mailto:adam.westwell@turnerwestwell.co.uk)



**Important Notice :** Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.



**TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. TURNER WESTWELL LIMITED was incorporated on 28 March 2023 with a registered office address based in Chorley.**