



Sanderson  
Weatherall

1 DERBY STREET | DENTON | MANCHESTER | M34 3SD

694.21 SQ M (7,465 SQ FT) INDUSTRIAL UNIT FOR SALE









## Description

Comprises a single storey light industrial / manufacturing unit with a two-storey workshop and canteen building, single storey offices and a compressor shed. Externally the property benefits from a surfaced yard and parking area to the front for approximately 9 cars. The buildings have a gross internal area of 7,465 sq ft (694.21 sq. m) which excludes the mezzanine, canopy and compressor house all situated on a site area of circa 0.35 acre (0.14 hectares).

The main building has been sub-divided to create three separate interconnected areas. The first section, is accessed via an electric roller shutter door and benefits from a mezzanine which runs along most of the south elevation. The central section has an electric roller shutter door and small yard with rights of access through the adjacent yard to the south. To the front of the main building lies a two storey building that provides a workshop on the ground floor with canteen to the first floor.

The single storey offices comprise a kitchenette, reception area, three separate offices and male and female WC's. There is a small canopy which connects the two storey building to the offices. To the east of the offices is a steel profile clad building which houses the compressor equipment.

## Accommodation

Area	Sq M	Sq Ft
Ground Floor Warehouse	595.15	6,406
Ground Floor Offices	76.26	821
First Floor Canteen	22.08	238
First Floor Mezzanine 1	(50.00)	(538)
First Floor Mezzanine 2	(32.23)	(347)
<b>Total</b>	<b>694.21</b>	<b>7,465</b>

## EPC

A full copy of the EPC is available upon request.





## Tenure

The property is held Freehold under Land Registry Title Numbers GM411642 and GM486380.

## Business Rates

The subject property is classed as 'Workshop and Premises' within the 2023 Rating List with a Rateable Value of £5,800.

## VAT

VAT is applicable at the prevailing rate.

## Legal Costs

Each party would be responsible for their own legal costs incurred in the transaction.

## Guide Price

Offers invited in the region of £425,000

## 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.



## Further Information

**VIEWINGS STRICTLY BY APPOINTMENT ONLY WITH THE AGENT.  
FOR FURTHER INFORMATION PLEASE CONTACT:**



**Sanderson  
Weatherall**

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