

# TO LET

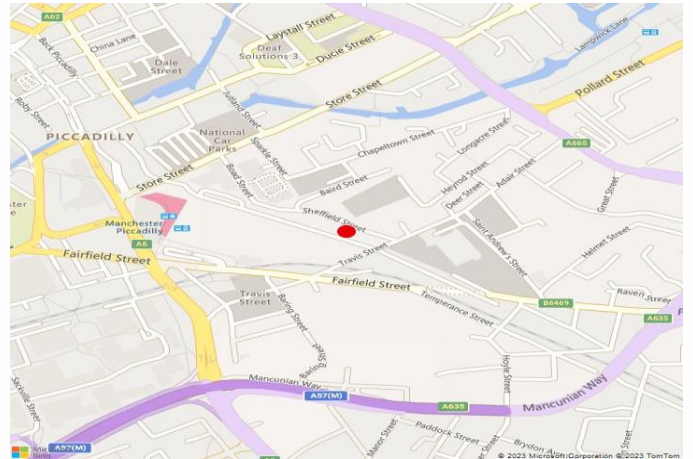
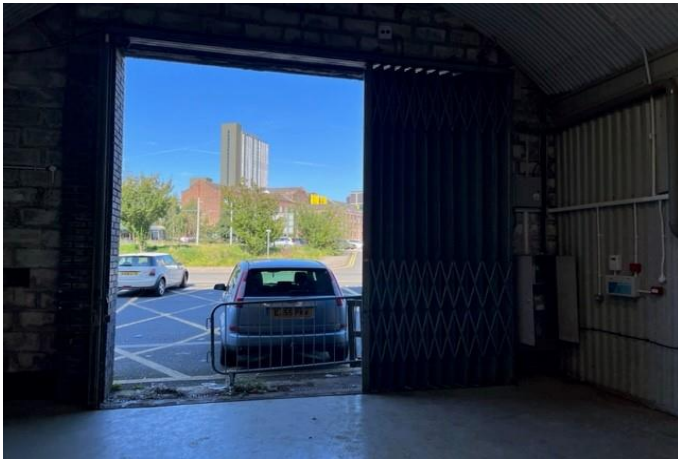


Unit 11 - Sheffield Street, Manchester, M1 2ND

**City Centre Storage Property**  
**2,339 Sq Ft (217.29 Sq M)**

- City Centre Location
- Adjacent Piccadilly Station
- Will Suit Storage/Light Industrial Uses
- Electricity
- LED lighting
- WC Facilities





## Location

The unit is situated within a parade of arches in a central location adjacent to Manchester Piccadilly Train Station. The unit is accessed off Mancunian Way/Great Ancoats Street.

## Description

The unit comprises a former railway arch which has been refurbished and adapted for modern storage needs. Loading is via a concertina loading door leading to the communal loading/car parking area.

The unit benefits from LED lighting throughout. A small office is available together with WC facilities. The unit has an internal height of 3 m.

## Accommodation

Total - 2,339 sq.ft.

## Asking Rent

£31,728 per annum exclusive of VAT.

## Business Rates

Rates payable - £5,064.88 per annum.

## EPC

The property has an energy performance rating as D.

## Insurance

The tenant is to pay the sum of £134.50 per annum in respect of a contribution towards insurance.

## Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

**Julien Kenny Levick**

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## Date of Preparation

12 September 2023