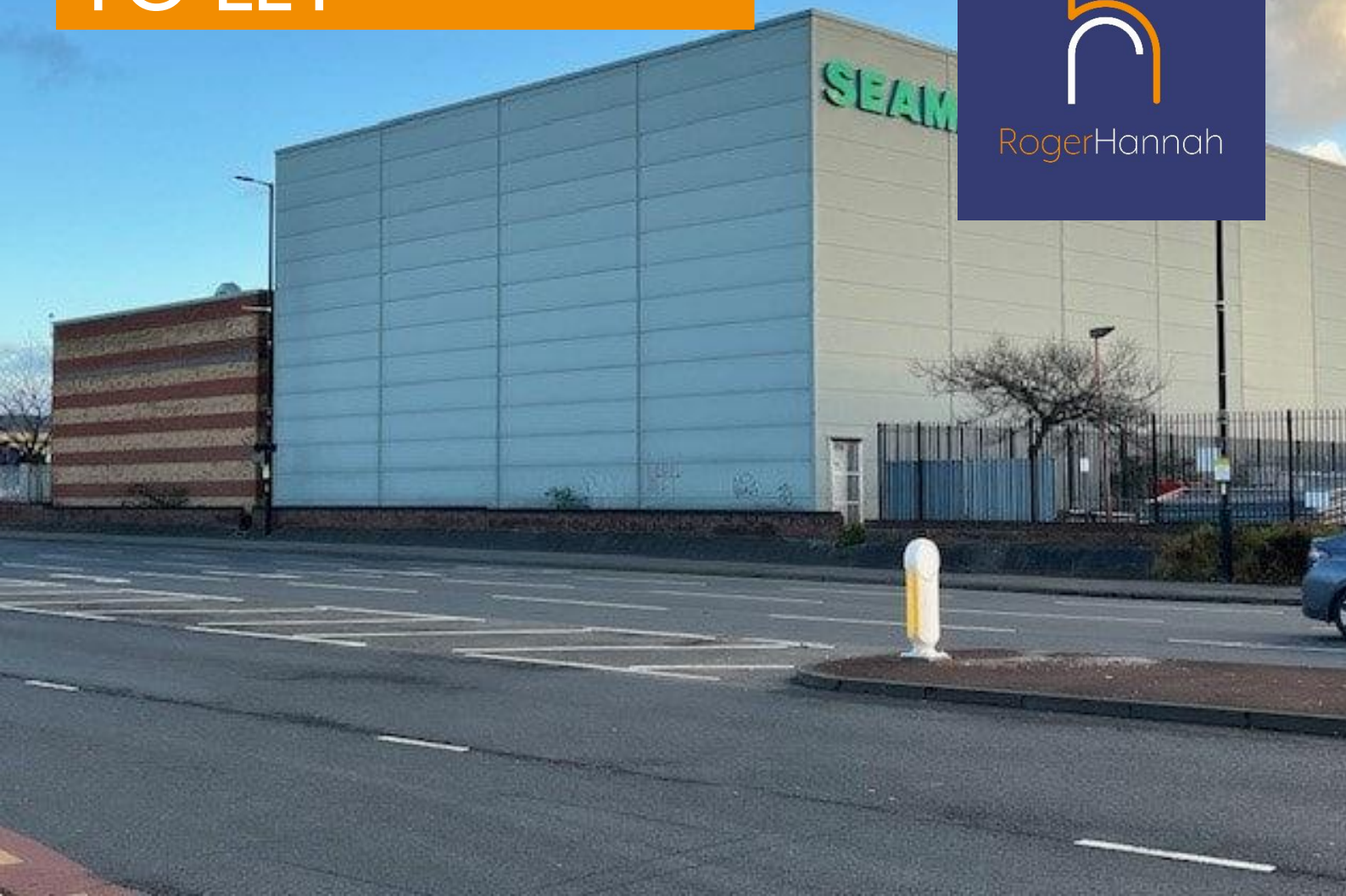


TO LET



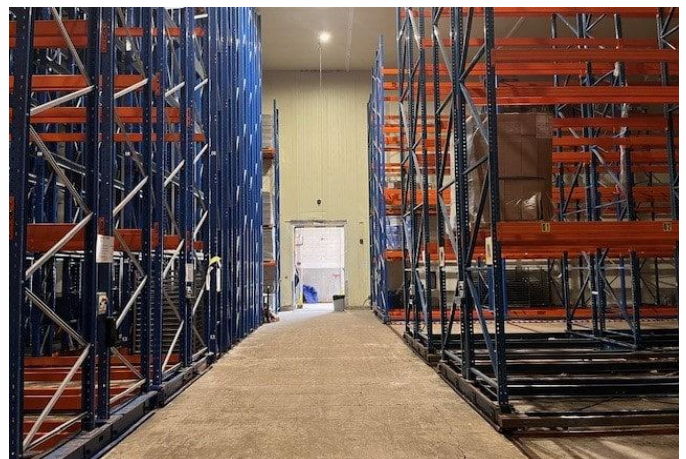
RogerHannah

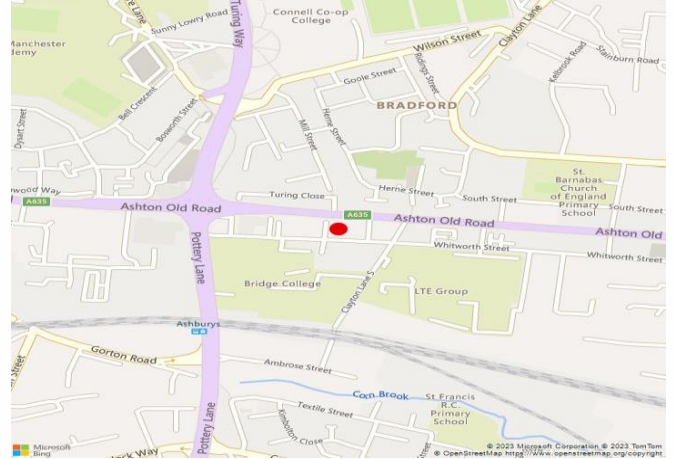


Unit 1 - Whitworth Street, Openshaw, Greater Manchester, **M11 2DW**

**Prominent Cold Store/
Production Facility**
15,625 Sq Ft (1,451.56 Sq M)

- Fronting Ashton Old Road (A635)
- 2 Miles from Manchester City Centre
- 3 Miles from J23, M60
- Fully Functional Cold Store
- Fully Racked with 1,200 Pallet Spaces
- 10m to Eaves





Location

The property occupies a very prominent position fronting Ashton Old Road on the outskirts of Manchester City Centre in Openshaw. Access to Junction 23 of the M60 Orbital Motorway is 3 miles away and Manchester City Centre is situated just 2 miles to the East. The A635 is one of the major road routes in and out of Manchester City Centre with many thousands of vehicle movement per day. Nearby occupiers include Manchester City and Network Rail.

Description

The property comprises a purpose built chill/cold store facility plus production area. The main chill area has an eaves height of 10.3 meters and is currently fully racked with a concertina raking system. Loading is via a series of three electric roller shutter loading doors, one of which is at dock level. There is an external loading canopy allowing loading in poor weather. The chill is fully lit with LED units.

There is also an additional processing/office element providing staff canteen and amenity areas plus a first floor office. The property benefits from a large fully secure service yard which is accessed through electric gates. The site is CCTV monitored.

Accommodation

15,625 SQ FT (1,451.61 SQM)

Terms

The property is available To Let on a new full repairing and insuring lease.

Asking Rent

£85,000 per annum plus VAT.

Business Rates

The current Rateable Value of the property is £78,500 providing a rates liability of £40,192 per annum.

EPC

Available on request.

Viewing & Further Information

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

Julien Kenny-Levick

M: 07712 537 590

E: jkl@roger-hannah.co.uk

Date of Preparation

03 January 2024