

# TO LET



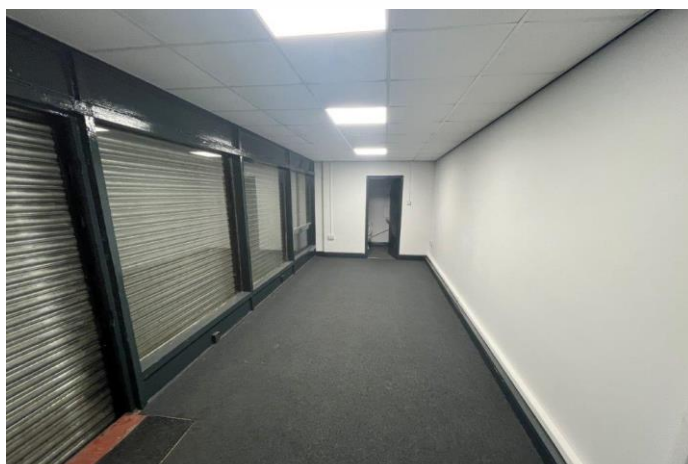
RogerHannah



101 Fairfield Street, Manchester, Greater Manchester, M1 2AH

**Commercial Unit with Yard**  
**1,706 Sq Ft (158.49 Sq M)**

- Prime Location with Excellent Accessibility
- Enclosed Yard Area
- Flexible Layout for Various Business Uses
- Available Now





## Location

101 Fairfield Street is located in the heart of Manchester, in a well-connected area known for its proximity to key transport links, commercial hubs, and residential districts. Situated just south of the city centre, it benefits from easy access to the A57 (Mancunian Way), providing direct links to local and regional destinations. Piccadilly Station and the Metrolink are close by, and the proximity to the Manchester Inner Ring Road further enhances its connectivity.

## Description

This spacious commercial unit offers a flexible layout, perfect for a range of business uses. The enclosed yard area adds considerable benefits, offering extensive secure outdoor space for parking, loading/unloading. Internally the unit features two internal loading bays, seamlessly joined for efficient access and logistics. The entrance area benefits from a WC and Kitchenette area, leading onto an office area and second WC, with additional storage space at the far end of the site. Mains services include Electricity, Water and Drainage. All of which are direct supplies and will be charged separately to Rent.

## Accommodation

Measured in accordance with the RICS Property Measurement (2<sup>nd</sup> Edition) to provide the following approximate Gross Internal Area:

Loading Bay 1	27.2 Sqm / 292.7 SqFt
Loading Bay 2	30.6 Sqm / 329.3 SqFt
Entrance Area w/ WC	45.7 Sqm / 491.7 SqFt
Kitchen	10.2 Sqm / 109.8 SqFt
Office & WC	25.6 Sqm / 275.5 SqFt
Storage Unit	19.3 Sqm / 207.7 SqFt
<b>Total</b>	<b>158.6 Sqm / 1,706 SqFt</b>

## Asking Rent

Available by way of a new full repairing and insuring lease for a term of years to be agreed at a rental of £40,000 per annum plus VAT.

## Property Insurance

The Tenant will be liable to pay an apportionment of the Insurance premium. The policy is reviewed on an annual basis at which point the new premium will be apportioned to Tenants. The current apportionment is £TBC plus VAT.

## Business Rates

We advise all interested parties to make their own enquiries with the Valuation Office Agency.

## EPC

Rated D. A copy of the EPC is available upon request.

## VAT

VAT is applicable on this property.

## Legal Costs

A fixed legal fee of £275 plus VAT for credit checks and preparation of Lease is payable by the Tenant.

## Viewing & Further Information

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

### Ellen Roberts / Robyn Egan

E: [ellenroberts@roger-hannah.co.uk](mailto:ellenroberts@roger-hannah.co.uk)

[robynegan@roger-hannah.co.uk](mailto:robynegan@roger-hannah.co.uk)

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## Date of Preparation

12 December 2024