

TO LET

4,206 sq ft (390.79 sq m)

- Secure yard
- CCTV monitored development
- Located approx. 1 mile east of Manchester City Centre
- Fully refurbished in January 2024



Fully Refurbished Modern Commercial Warehouse / Office Facility

Varley Business Centre – Unit 3

James Street
Manchester
M40 8EL



LOCATION

Varley Business Centre is located at the junction of Varley Street and James Street in the Miles Platting area of East Manchester, approximately 1 mile (1.6 km) east of Manchester City Centre.

Oldham Road (A62) provides direct access to Junction 22 of the M60 Orbital Motorway, approximately 3 miles (4.8 km) east of the property.

DESCRIPTION

Varley Business Centre comprises a modern build, fully refurbished, warehouse / office development.

The subject accommodation provides the following:

- Steel frame construction
- Part brick, part microrib clad elevations
- Mono pitched, steel profile clad roof
- Eaves height ranging from 3.7m – 7.1m
- First floor fully fitted offices with air conditioning and raised floor
- Concrete floors and breezeblock walls
- LED lighting throughout.
- Electrically operated roller shutter loading door
- Designated loading yard
- 6 car parking spaces
- Secure yard with heavy duty folding gates

SERVICES

We understand that mains services are available to the property including three phase electricity, gas, mains water and drainage.

EPC

The property has an EPC rating of C.

A copy of the certificate is available upon request.

ACCOMMODATION

The property has the following Gross Internal Area:

Unit 3	Sq ft	Sq m
Ground Floor	2,395	222.50
First Floor	1,811	168.29
Total	4,206	390.79

PLANNING

The property is located within an established business park and we believe there to be no planning restrictions.

Interested parties should make their own enquiries of the local Planning Department and satisfy themselves that their proposed use is acceptable.

RATEABLE VALUE

We advise interested parties to make their own enquiries with the Local Rating Department.

TERMS

The accommodation is available individually or combined and available by way of a full repairing and insuring lease for a term to be agreed.

RENTAL

Upon application.

VAT

All prices are quoted exclusive of, but may be liable to, VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.



FOR FURTHER INFORMATION, OR TO ARRANGE A VIEWING, PLEASE CONTACT:

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IMPORTANT NOTICE

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January 2024