



HADFIELD HOUSE

MANCHESTER M16 9FE

TO LET

INDUSTRIAL / WAREHOUSE UNITS

9,946 – 36,380 SQ FT

(923.98 – 3,379.69 SQ M)



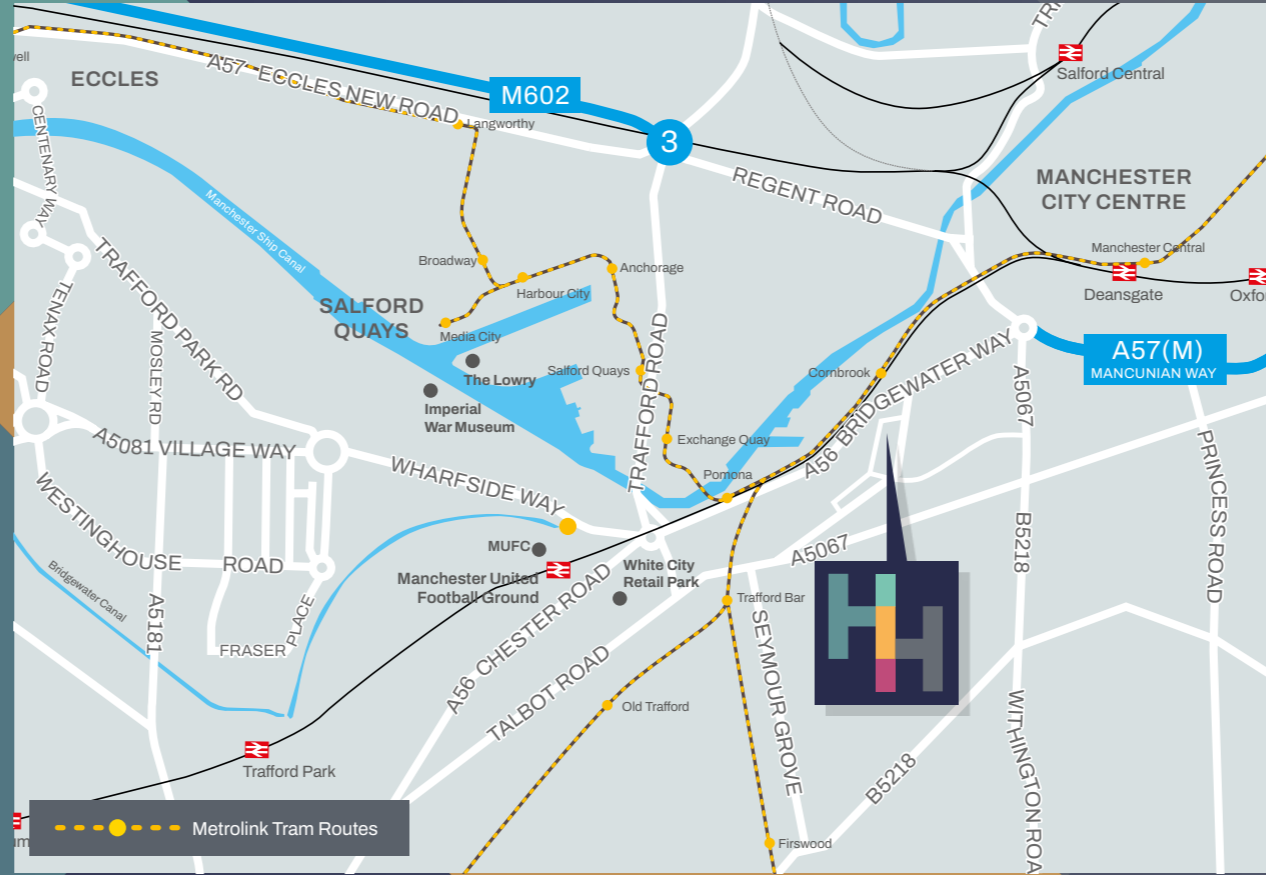
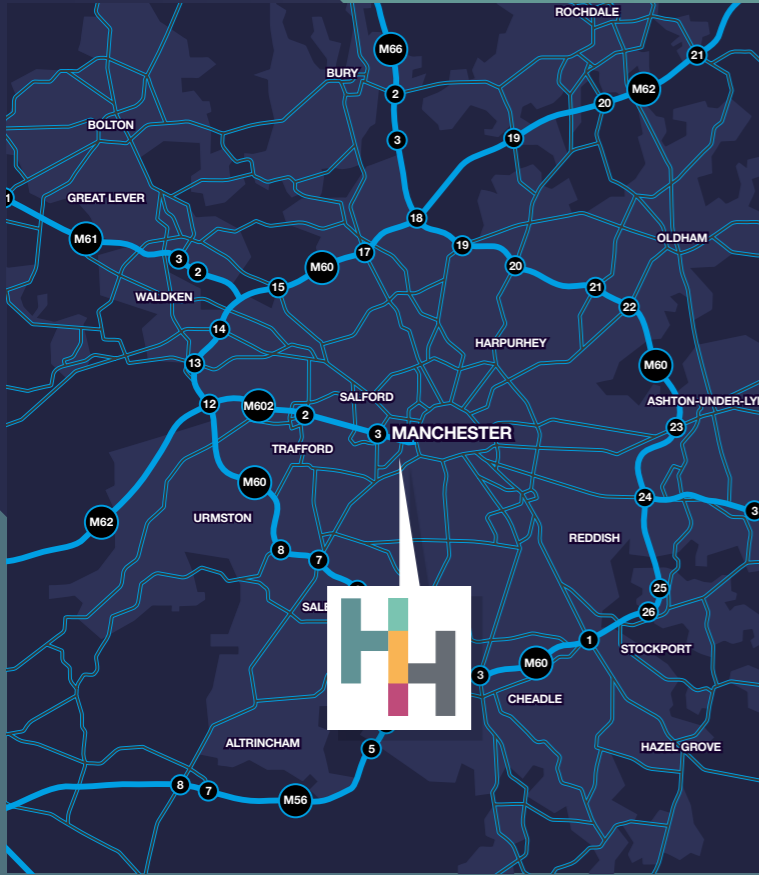
MANCHESTER CITY
CENTRE WITHIN 1 MILE



300M TO CORNBROOK
METROLINK STATION



FULLY REFURBISHED



LOCATION

The property is located on Hadfield Street approximately 1 mile to the west of Manchester City Centre with direct access onto the A56 Chester Road. It has excellent transport links with Chester Road providing access to the A57 Inner Ring Road and the M60 Outer Ring Road which themselves link into the wider regional motorway networks. Cornbrook Metrolink station is located approximately 300m from the property with a number of bus stops also in very close proximity providing excellent public transport links.

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Regent Retail Park

Spinningfields

Castlefield

Manchester City Centre

Deansgate

Cornbrook

A56 Bridgewater Way

A5014 Chester Road

Hadfield Street

Empress Street

To Salford Quays, Eccles & Altrincham

To Salford Quays & Jct 7 M60





DESCRIPTION

The property provides 3 industrial units within a secure self-contained site with Unit 1 having recently been refurbished.



3.3m to
5m eaves



Large yard
area



Good car parking
provision



Kitchen /
WC facilities



Secure site with
palisade fencing



Metrolink
station 300m

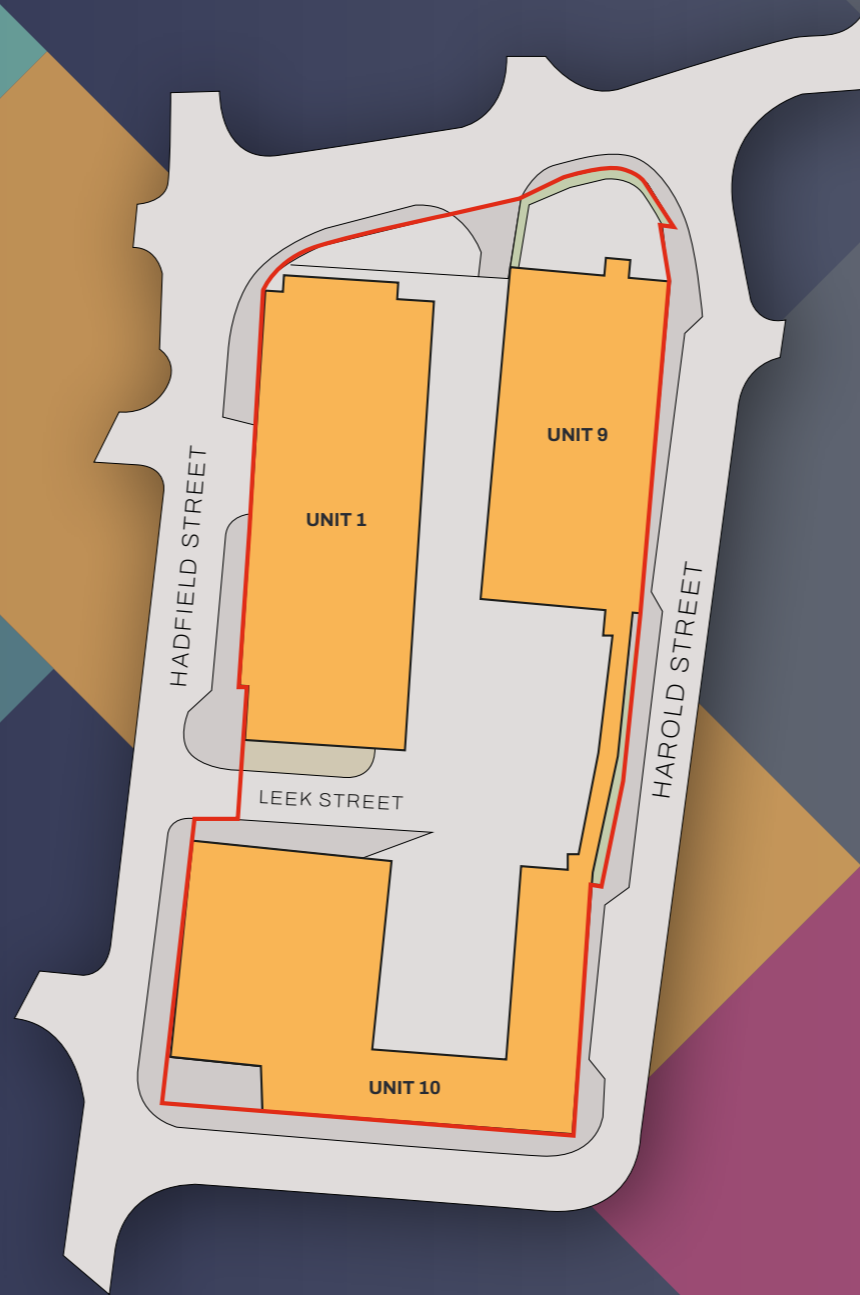


Refurbished
offices



Excellent location
1 mile from
Manchester City Centre





ACCOMMODATION

The accommodation has been Measured in Accordance with the RICS Code of Measuring Practice (7th Edition) and offers the following floor areas.

		SQ FT	SQ M
UNIT 1	Warehouse	11,033	1,024.96
	Office	3,007	279.35
TOTAL		14,040	1,304.31
UNIT 9	Warehouse	8,923	828.94
	Office	1,023	95.04
TOTAL		9,946	923.98
UNIT 10	Warehouse	11,907	1,106.16
	Office	487	45.24
TOTAL		12,394	1,151.40











TENURE

The units are available by way of an assignment or sublease of our client's existing lease which expires in June 2024.

EPC

Full EPC reports are available upon request.

VAT

All prices are exclusive of but maybe liable to VAT at the usual rate.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWINGS

Strictly via appointment with the Sole Agents CBRE.

CONTACT

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