

TO LET



- Secure yard/loading area to front
- Manchester City Centre approx. 2 miles south west

NEW BUILD WAREHOUSE UNIT

From Approx. 6,500FT² - 13,000FT²

BUILD COMPLETION - AUTUMN 2021

- Approx. 6.5m eaves
- Junction 22 of M60 Motorway approx. 3 miles north east

Units 1 & 2 Arkady Industrial Estate, 240 Briscoe Lane, Newton Heath, Manchester M40 2XG

0161 833 9797 www.wtgunson.co.uk

LOCATION

The property is located on the north side of Briscoe Lane on the opposite side from the junction with Riverpark Road in Newton Heath, Manchester. Oldham Road (A62) is easily accessible which provides easy access to Junction 22 of M60 motorway 3 miles north east and into Manchester City Centre approx. 2 miles south west.

DESCRIPTION

The property comprises a new build warehouse unit which is currently undergoing construction and due for completion in Autumn 2021. The property will be a steel portal framed unit with part brick/blockwork elevations, part steel clad beneath a pitched steel sheet roof. The unit will have an eaves height of approx. 6.5m. There will be two roller shutter loading access doors. Water and electric services will be provided to the unit. There will be a secure loading yard to the front of the unit.

There is the potential to take the unit as a whole or split into two units.

ACCOMMODATION

According to the architects plans provided on a gross internal basis the areas are as follows:-

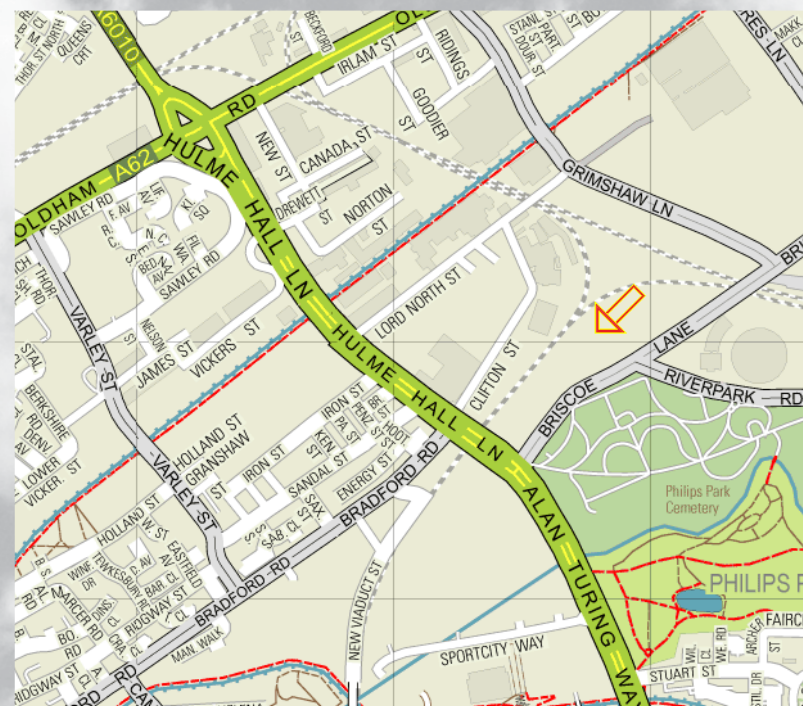
Unit 1 Approx. 6,500 sq ft

Unit 2 Approx. 6,500 sq ft

Total Approx. 13,000 sq ft

LEASE

The unit will be available from Autumn 2021 at a quoting rent of £6/sq ft based on fully repairing and insuring terms for a term of years to be agreed.



BUSINESS RATES

TBC

VAT

All figures quoted are exclusive of but may be liable to VAT.

VIEWING

By appointment with the sole agents W T Gunson for the attention of: **Neale Sayle** (Neale.sayle@wtgunson.co.uk)

TEL: 0161 833 9797

Date of Preparation February 2021