



FOR SALE/MAY LET

Modern Warehouse with Offices
and Car Parking

1,413.94 Sq M (15,220 Sq Ft)

130 & 140 Princess Road, Manchester M16 7BY

- A landmark building
- Occupies a prominent position on the busiest arterial route into Manchester City Centre from the south
- Easy access to the Motorway network around the north west
- 1990s built unit in good condition
- Big secure yard/parking area
- Part income producing
- Might suit alternative uses – subject to planning



Description

The property comprises a modern detached workshop/warehouse with good office content. The main warehouse is of steel portal frame construction with part brick, part metal cladding to the elevations. There is overhead heating, sodium lighting and electric roller shutter doors. The property incorporates well fitted three storey offices at the northern end overlooking the traffic light intersection off Princess Road and Moss Lane East.

The southern section of the property is separated by a block work wall. This area being subject to a licence agreement and which currently produces £25,000 per annum. There is however the ability for either party to terminate the arrangement at one month's notice.

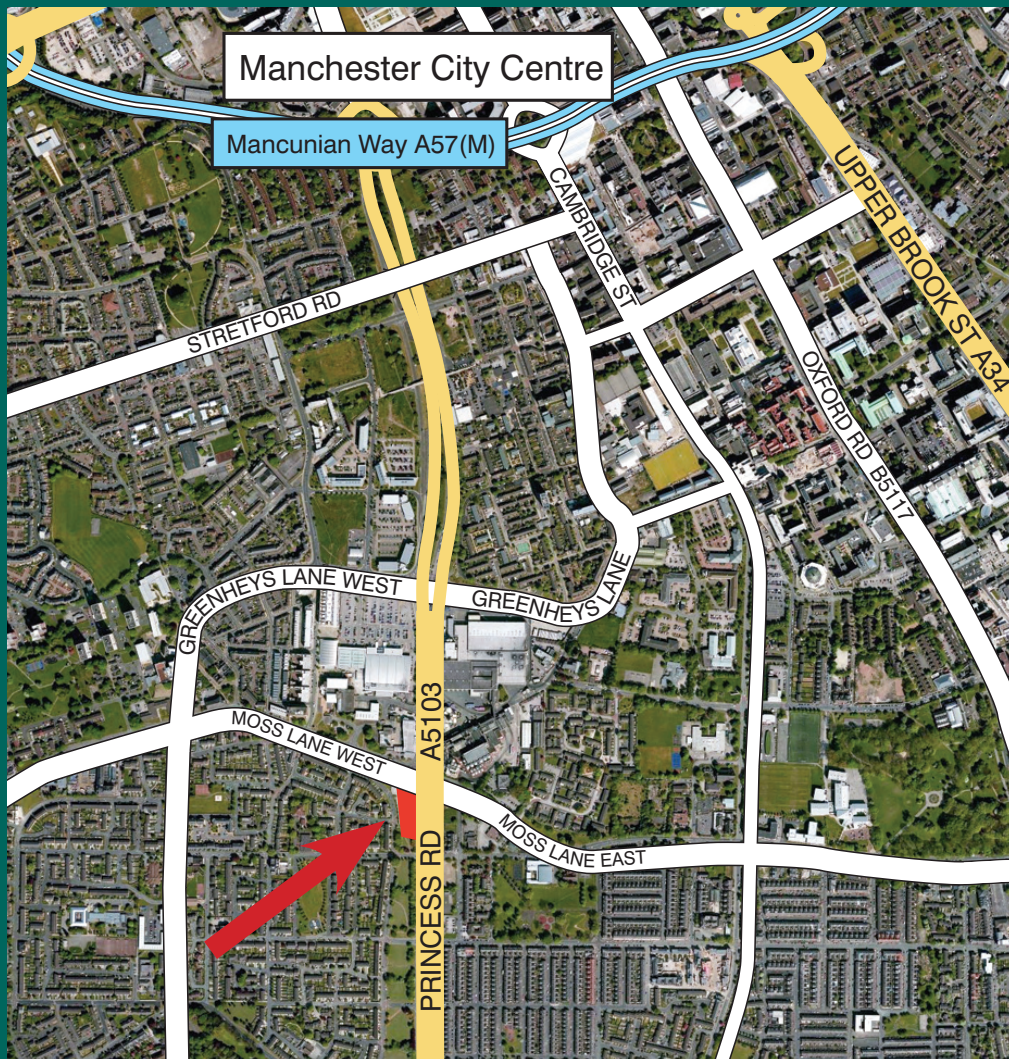
To the west of the building there is a large enclosed yard/parking area.

Accommodation

			Sq M	Sq Ft
130 Princess St	Ground Floor	Warehouse	647.23	6,967
		Offices	155.53	1,674
	First Floor	Offices	133.18	1,434
	2nd floor	Offices	96.70	1,041
		Total	1,032.64	11,115
140 Princess St (Samsung Unit)	Ground floor	Warehouse/offices	275.52	2,966
	Mezzanine	Offices	105.76	1,138
		Total	381.30	4,104
Overall Total			1,413.94	15,219







Location

The property occupies a highly prominent position at the junction of Princess Road (A5103) and Moss Lane (B5219) just to the south of the Mancunian Way and approximately 1 mile south of Manchester City Centre. The property has a long, prominent road

frontage to Princess Road, the busiest arterial route running south out of Manchester City Centre.

There is good motorway access with the M56 being accessible via Princess Parkway 5 miles to the south. The M60 orbital motorway is a short distance beyond that.



Price

The property is available at £1.295 million. Consideration may be given to letting the building – further details on request.

Business Rates

The premises are assessed as “Workshop and Premises” RV £49,250 and “Warehouse and Premises” RV £15,750.

Tenure

The property is held leasehold for 150 years from April 1997 at a peppercorn ground rent. The let unit at the southern end of the site produces £25,000 per annum and is occupied on the basis of a licence terminable at one month’s notice by either party.

EPC

A copy of the EPC is available on request

VAT

VAT is not applicable.



Viewing

Strictly by prior appointment with the sole agents W T Gunson:

Mark Grayshon

mark.grayshon@wtgunson.co.uk

Neale Sayle

neale.sayle@wtgunson.co.uk

