

TO LET



WAREHOUSE WITH OFFICES & YARD

862M² (9,277 sq ft)

Max 3 year lease term

**28 Mason Street
Manchester
M4 5FT**

- Close to Manchester City Centre
- Prominent position on the Inner Ring Road

0161 833 9797 www.wtgunson.co.uk

LOCATION

The property is located on the south eastern side of Mason Street at its junction with Addington Street (A665) within close proximity to Manchester City Centre. The A665 forms part of Manchester City Centre's inner ring road and is heavily trafficked throughout the day. All city centre retail and transport links including Metrolink and Train Stations are within 0.5 miles of the subject property.

GENERAL DESCRIPTION

The property comprises a modern single storey warehouse of steel portal frame construction with brick elevations which have been steel clad beneath a pitched profile steel sheet roof. The unit has an eaves height of approximately 6 meters.

Internally, the accommodation comprises largely open plan warehouse space but with an integral two storey office section with a range of private offices, fully fitted kitchen and WC facilities. The warehouse space has gas hot air blowers, fluorescent strip lighting and two electrically operated roller shutter loading doors.

Externally, there is a good sized yard to the front of the premises secured by steel palisade fencing.

ACCOMMODATION

As measured on a gross internal basis in accordance with the RICS Property Measurement 2nd Edition the areas are as follows:

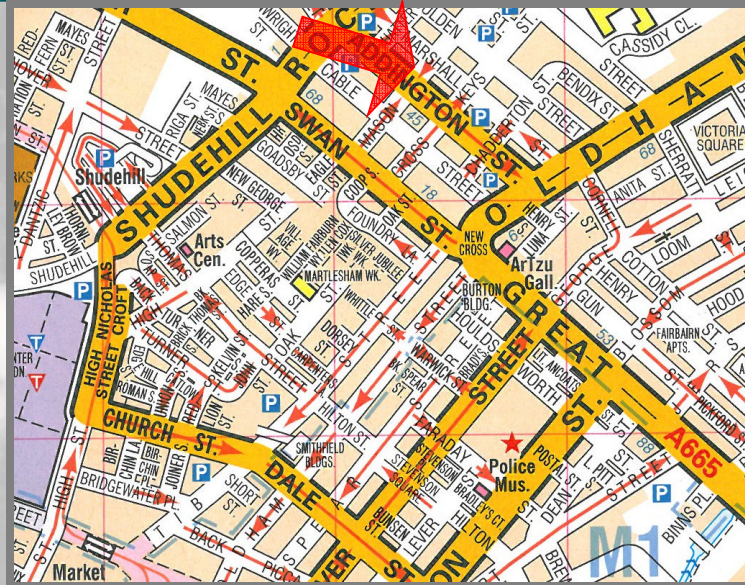
Warehouse	537m ²	(5,780 sq ft)
Offices	169m ²	(1,820 sq ft)
First Floor Office Extension	92m ²	(987 sq ft)
Additional Roof Space	32m ²	(345 sq ft)
Mezzanine	32m ²	(345 sq ft)
TOTAL	862m²	(9,277 sq ft)

LEASE

The accommodation is available by way of a new fully repairing and insuring lease for a term of years to be agreed at an **initial rent of £55,000 per annum**. The lease will be contracted outside the provisions of the Landlord & Tenant Act 1954. **Max 3 year lease term.**

BUSINESS RATES

The property is assessed for rating purposes at RV £27,500 and the rates payable are £13,722.50 per annum (2020/21 - 49.9p/£).



EPC

A copy of the EPC is available on request.

VAT

We understand VAT is not applicable to the annual rent.

VIEWING

By appointment with the sole agent:

WT Gunson - Neale Sayle
(Email: neale.sayle@wtgunson.co.uk)

Telephone: 0161 833 9797

Date of Preparation: January 2021