



# For Sale/To Let

210/212 HIGHER ROAD URMSTON MANCHESTER M41 9BH

0161 234 0777



Prominent detached warehouse with offices and parking.

- 748 sq m (8,130 sq ft)
- High quality HQ offices
- Functional warehouse space with two loading doors
- Car parking and yard to front
- Suitable for alternate uses (stp)
- Potential development site (stp)
- Asset management opportunity

Centurion House,  
129 Deansgate,  
Manchester  
M3 3WR

[www.tfcproperty.com](http://www.tfcproperty.com)



**Commercial Property**  
Advisers and Agents

0161 234 0777



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## 0161 234 0777



### LOCATION

The property is situated in a prominent location fronting Higher Road close to its junction of Moss Vale Road in Urmston, a suburb of South Manchester in an area of mixed commercial and residential use. The M60 is approximately 5 **minutes' drive** from the property which provides access to the regional motorway network. Urmston town centre is approximately 0.5 miles to the West.

### DESCRIPTION

The property comprises a detached commercial building comprising a warehouse with two-storey office accommodation to the front together with further partitioned offices and stores within the warehouse.

The building is of steel frame construction with a metal truss roof and cavity brick elevations beneath pitched metal clad roofs incorporating insulation boards and approximately 10% roof lights. There is a height to eaves of approximately 3.60 m. Internally the warehouse accommodation has four bays with solid concrete floors, two metal roller shutter loading doors and florescent strip lighting.

The ground floor is accessed via a central entrance to the front leading directly to an open plan reception area with cellular office accommodation off to both sides. There are female and male **WC's**, a small kitchen and internal access into the warehouse. The first floor provides further office accommodation and stores. Externally there is a concrete forecourt to the front of the building providing a parking / service yard

### ACCOMMODATION

Measured on a net internal basis the building proves the following areas.

	M <sup>2</sup>	FT <sup>2</sup>
Ground: Warehouse and Offices	629.9	6,778
First: Offices	125.5	1,351
Total	747.8	8,129

### SERVICES

All mains services are connected heating is via gas a fired system, whilst lighting is via strip fluorescent tubes.

### RATEABLE VALUE

Current £24,250. Draft (2017) £22,750.

### EPC

Available upon request.

### TENURE

We are verbally informed the premises are held freehold.

### TERMS

Our clients are flexible in their approach to disposal and will consider either renting or selling their interest.

Price £400,000 excl

Rent £35,000 per annum excl

### VAT

Unless otherwise stated all prices and rent will be liable for VAT at the prevailing rate.

### VIEWING

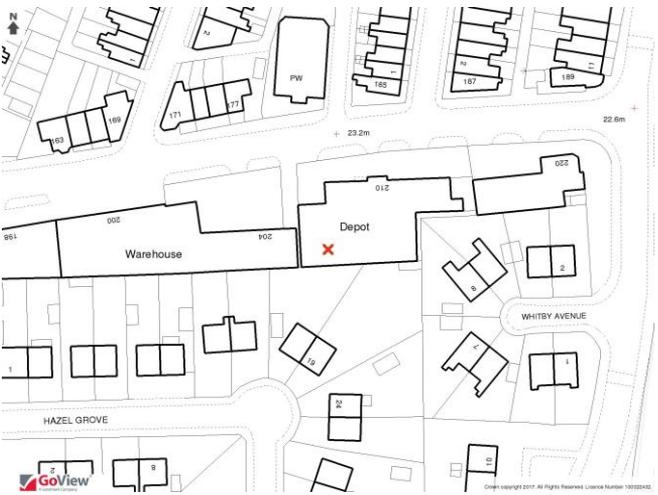
Strictly by appointment with the sole agents TFC on 0161 234 0777.

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