

To Let
Extensive Yard & Parking



Detached Warehouse with Yard & Parking

17,270 SQ FT (1,604.38 SQ M)

📍 UNIT C KELBROOK ROAD, OPENSHAW, MANCHESTER, M11 2QA

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- **Available Q3 2024**
- Detached warehouse/industrial unit on a 1.160 acre site
- Extensive concrete surfaced yard
- Good mix of warehouse, trade counter and offices
- May suit a range of uses/occupiers
- Excellent loading and car parking provisions
- High quality office content
- Less than 500m from Etihad Campus/Manchester City Football Club training facility and Greggs bakery/food production facility
- Approximately 2 miles east of Manchester City Centre
- New lease
- Rental £145,000 per annum exclusive



LOCATION

The subject property is located in Openshaw, which is an inner city area of Manchester and is located approximately 2 miles (3.2km) east of Manchester city centre within a well established industrial area.

The property is easily accessible, with the A635 Ashton Old Road, a main arterial route linking Ashton to Manchester City Centre, being just a short distance to the south of the property.

Nearby occupiers include Manchester City Football Club training facility, Greggs The Bakers food production facility and Greater Manchester Police.

DESCRIPTION

The subject property comprises a detached industrial unit of steel portal frame construction with low level brick elevations and profile metal sheet cladding above, whilst set beneath a pitched profile sheet roof covering, incorporating 10% translucent roof panels.

The property benefits from an extensive concrete surfaced yard area to the front of the property, which in turns provide for substantial parking and loading. The site is enclosed and secured by way of palisade fencing, which incorporate two access points, by way of swing action gates.

The property itself, is accessed via a single powder coated aluminium pedestrian entrance doorway situated to the left-hand side of the front elevation and leads to a trade counter, offices and staff welfare facilities. The main warehouse element is accessible from both the offices and trade counter, or via two up and over roller shutters set within the front elevation. In addition, there is also a large open plan office, spanning the depth of the unit, which is located to the left-hand side of the unit at mezzanine level.

The warehouse, which accounts for the majority of the space, comprises of a concrete floor surface, internal blockwork walls to circa 2m and is lit by way of high bay sodium lighting. In addition, this area is heated in part, by way of an Ambirad radiant heater.

Incorporated into the warehouse space, is a single storey, stud partitioned area, providing for a parts store and the trade counter. This area is accessed from both the trade counter and the warehouse, as well as directly from the first-floor offices.

The first-floor offices are accessed via one of two metal staircases, one of which is located from within the warehouse and the other, from the parts store forming the trade counter.

The offices are finished to a reasonable standard, comprising of carpeted floors, plaster painted walls and is lit by way of LED tiled lighting, set within a suspended ceiling. The office also benefits from natural light from the aluminium powder coated windows situated within the elevation and also has glazed window units overlooking the warehouse. The office benefits from CAT5 cabling, situated within the perimeter trunking.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Gross Internal Areas:

Description/Floor	Sq M	Sq Ft
Warehouse & Office Block & Trade Counter - Ground Floor	1,465.22	15,772
Offices - First Floor	139.16	1,498
Total	1,604.38	17,270

plus extensive self-contained yard and car parking, situated on a 1.160 acre site

SERVICES

The mains services connected to the property include water supply, gas supply, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

LEASE TERMS

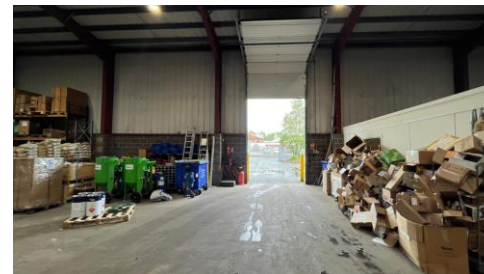
Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed. The property is available from Q3 2024.

RENTAL & VAT

£145,000 per annum exclusive. VAT may be applicable and if so, will be charged at the prevailing rate.

USE

Interested parties are advised to make their own enquiries with the Local Planning Authority to satisfy themselves that their proposed use is acceptable.



BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £75,000, with effect from 1st April 2023. The 2024/2025 Business Rates Multiplier is 54.6 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £.

LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.

EPC

The property has an current Energy Efficiency Rating of C(59). The certificate is valid until 11th May 2033. A full copy of the Report is available upon request.

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VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Daniel Westwell | Joint Managing Director

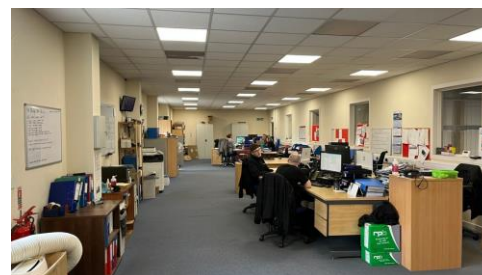
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TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. **TURNER WESTWELL LIMITED** was incorporated on 28 March 2023 with a registered office address based in Chorley.