

**SECURE GATED COMPOUND**  
**0.2 ACRES - TO LET**



**Clarion Street, Manchester, M4 5HE**

**APPROX 0.2 ACRES**

- Secure gated compound
- Suitable for industrial use, general storage or parking
- Close to Manchester city Centre
- Immediate Access to Oldham Road (A62)

**0161 375 6000**

[www.b8re.com](http://www.b8re.com)

## LOCATION

The land is located on Clarion Street on the fringe of Manchester city centre, there is immediate access to the A62 (Oldham Road).

The M60 orbital motorway sits just over 4 miles to the east, and the city centre is just over a mile to the west.

## TERMS

The land is available on a leasehold basis, terms to be agreed between both parties.

Rental price on application.

## BUSINESS RATES

Business rates may be payable to the local authority.

Any potential occupier is to make their own enquiries direct with the council.

## DESCRIPTION

The site benefits from a secure compound which is suitable for a variety of general storage and industrial uses.

The site is fully fenced and secured.

Services are also available.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction

## VIEWINGS

For further information please contact:

**Anthony Mellor**

Email: [Anthony@b8re.com](mailto:Anthony@b8re.com)

Tel: 0161 375 6000