



To Let
Industrial / Workshop
5,923 Sq Ft



Unit 3 Lord North Street
Manchester
M40 8AD

SW

Sanderson
Weatherall

Key Points

- ▶ Industrial / Workshop Unit Extending to 5,923 Sq Ft
- ▶ Situated off Lord North Street, Manchester
- ▶ Benefits from extensive yard area

Description

The subject property comprises a detached warehouse of portal frame construction with brick elevations, with concrete floor under a dual pitched roof.

The property benefits from separate toilet and office block. Eaves height within the unit ranges from 3.2m to the underside of the haunch to 6.2m to the apex. Access to the unit is via loading door measuring approx. 3.6m (w) x 3.6m (h). We understand the property benefits from 3-phase power supply.

Externally, the property provides gated access off Lord North Street. There is parking directly in front of the unit

Please note, the Landlord will require access rights to maintain the CCTV equipment housed within the unit.



Location

The Property is located off Lord North Street, off Hulme Hall Lane, in the Miles Platting area of Manchester.

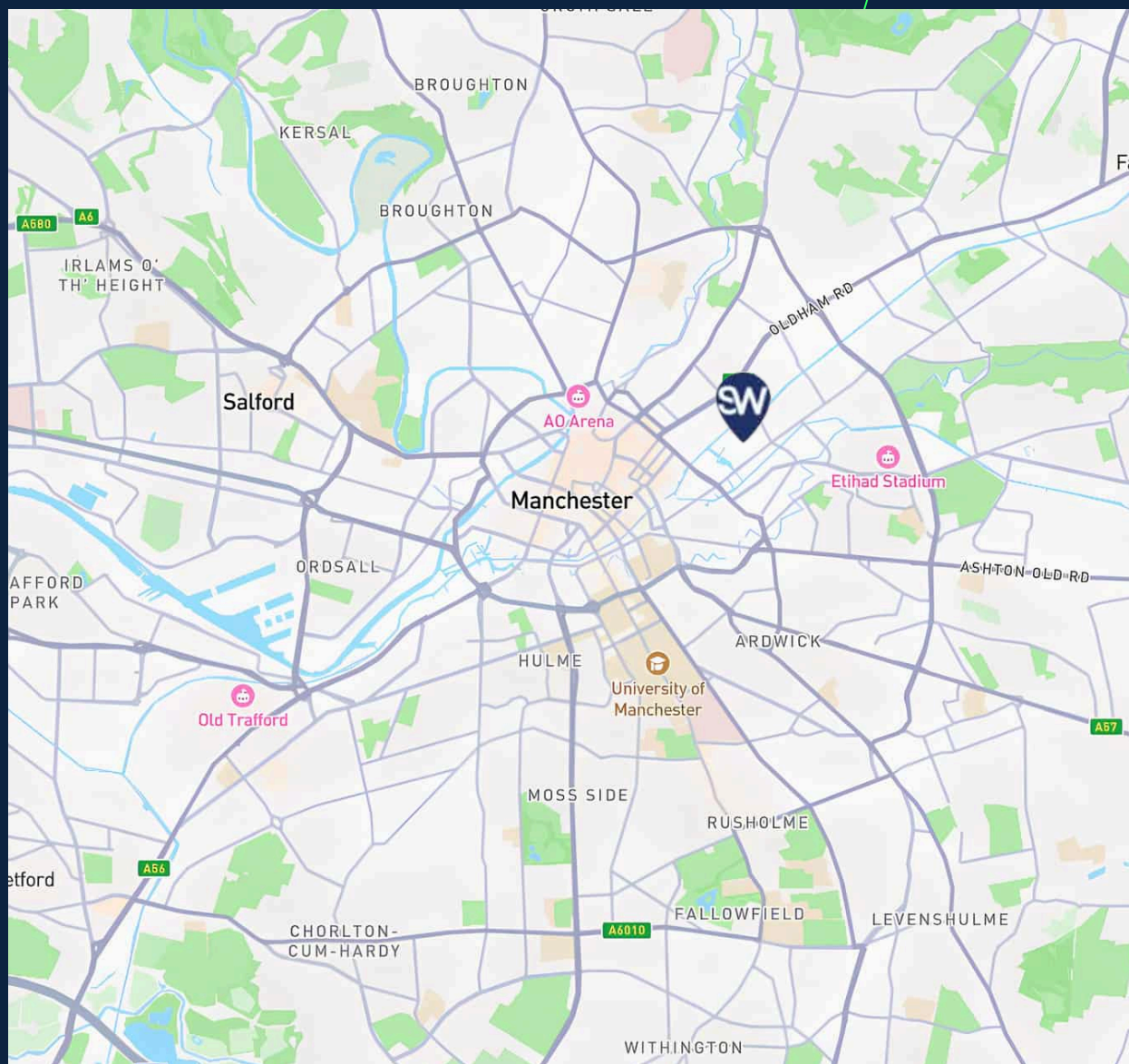
Manchester city centre is conveniently located within 2km to the south of the Property.

The property has excellent transport connections with J22 of the M60 motorway being located approx. 5km to the north of the property.

Accommodation

The property has been measured on a Gross Internal Area (GIA) basis as follows:-

Area	Sq M	Sq Ft
Workshop / WC's	498.46	5,365
Office Block	51.88	558
Total GIA	550.34	5,923



Business Rates

The incoming tenant will be required to pay business rates to the Landlord on a pro rata basis. Further details available on request.

EPC

The property has an EPC rating of D - 86.

Rent

£50,000 per annum (plus VAT)

Rent is exclusive of VAT, service charge, insurance, business rates, utilities, and any other outgoings.

Lease Terms

The property is available by way of a new Sub-Lease for a term of years to be agreed on a Full Repairing and Insuring (FRI) basis.

Insurance

The Landlord will insure the building and recharge the cost to the Tenant on a pro rata basis. Tenant responsible for their own contents and liability insurance.

Deposit

The incoming Tenant will be required to pay a deposit as security against damage and rent arrears.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



Sanderson
Weatherall

Viewings

For further information or to
arrange a viewing please
contact the sole letting agents:

▶ **Adam Marshall**
07734 871 126
adam.marshall@sw.co.uk

▶ **Tom Parker**
07999 029 022
tom.parker@sw.co.uk



Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

sw.co.uk

June 2026