

TO LET
HIGH-QUALITY FULLY-FITTED
FOOD PRODUCTION FACILITY
ON A SELF-CONTAINED SITE

70,825 SQ FT
(6,580 SQ M)



**Excellent
Access**
to Manchester
City Centre and
M60 (Jct 23 & 24)



**Temperature
Controlled**
Food Grade
Fit-out



**Large
Power
Supply**
2 MVA

HAMMERSTONE ROAD Gorton • Manchester **M18 8EQ**



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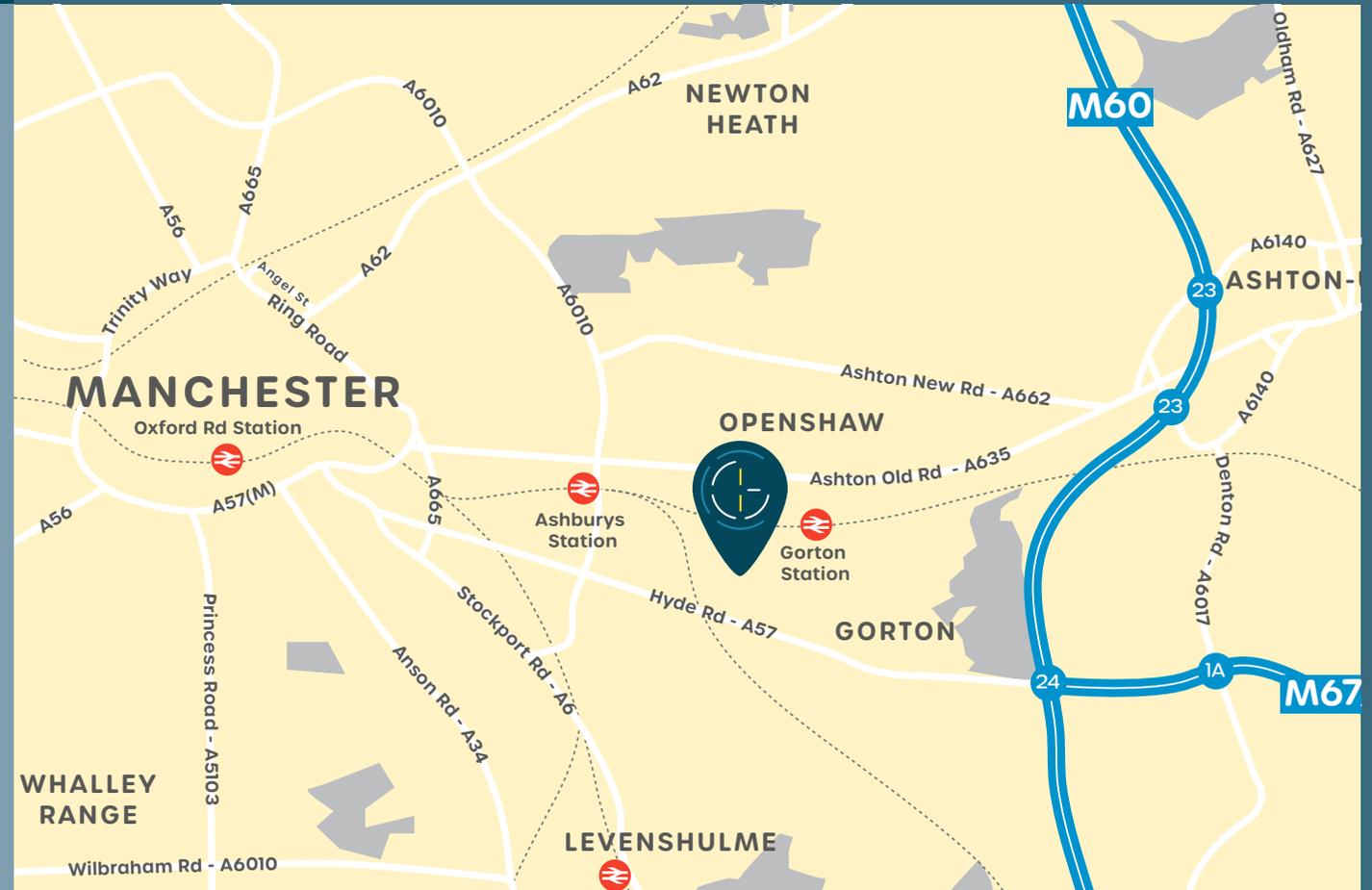
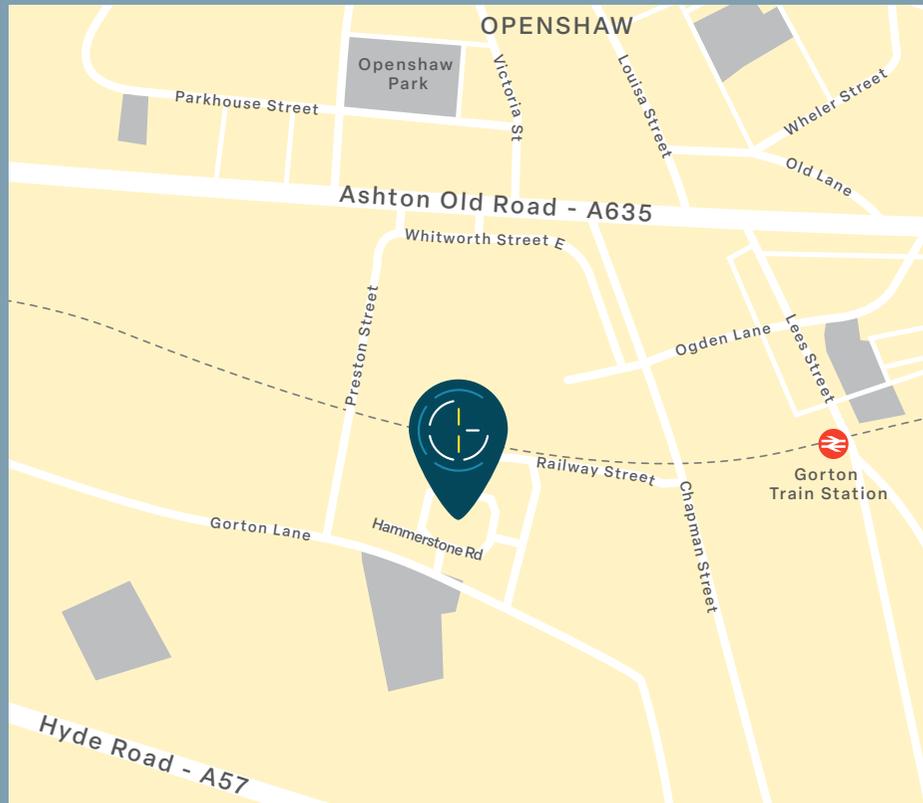




LOCATION

HAMMERSTONE ROAD Gorton • Manchester M18 8EQ

The premises occupy a self-contained island site on Hammerstone Road, Gorton, accessed from both Ashton Old Road (A635) and the A57 Hyde Road approximately 2 miles from Junction 24 of the M60 motorway / M67 interchange. Amenities at Junction 24 include a Sainsbury's supermarket, PureGym, Premier Inn and Brewers Fayre.



15 mins walk

to **Gorton (GTO) Train Station**
9 mins journey to **Manchester Piccadilly**

The property benefits from excellent access to the M60 orbital motorway, providing direct connectivity to the wider regional motorway network. Manchester city centre is within 10 minutes drive (3 miles) and Stockport town centre is within easy reach located approximately 15 minutes drive (7 miles) from the premises. Manchester Airport can be reached in approximately 20 mins.



Drive Times

Junction 24 M60	8 mins
Manchester City Centre	10 mins
Stockport	15 mins
Manchester Airport	20 mins



MANCHESTER CITY CENTRE

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 **PICCADILLY STATION**

SIEMENS
TRAIN CARE FACILITY

ARMSTRONG

Little Greene
— PAINT & PAPER 1773 —



ETIHAD STADIUM



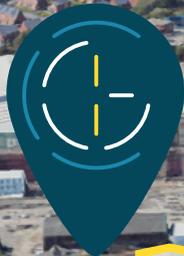
ETIHAD CAMPUS

GREGGS
PRODUCTION FACILITY

NEW SMITHFIELD MARKET

BOOKER

Gorton Lane





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SUMMARY

HAMMERSTONE ROAD Gorton • Manchester **M18 8EQ**

The premises comprise 70,825 sq ft located in Gorton, East Manchester currently occupied by Inspired Global Cuisine and used as a Low Care Food Production facility to produce ready meals.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and offers the following floor areas.

Area	sq ft	sq m
Warehouse	63,377	5,888
Ground Floor Office	3,724	346
First Floor Office	3,724	346
Total	70,825	6,580

 3 level access loading doors (in use)

 CCTV throughout

 Temperature Controlled Food Grade fit-out

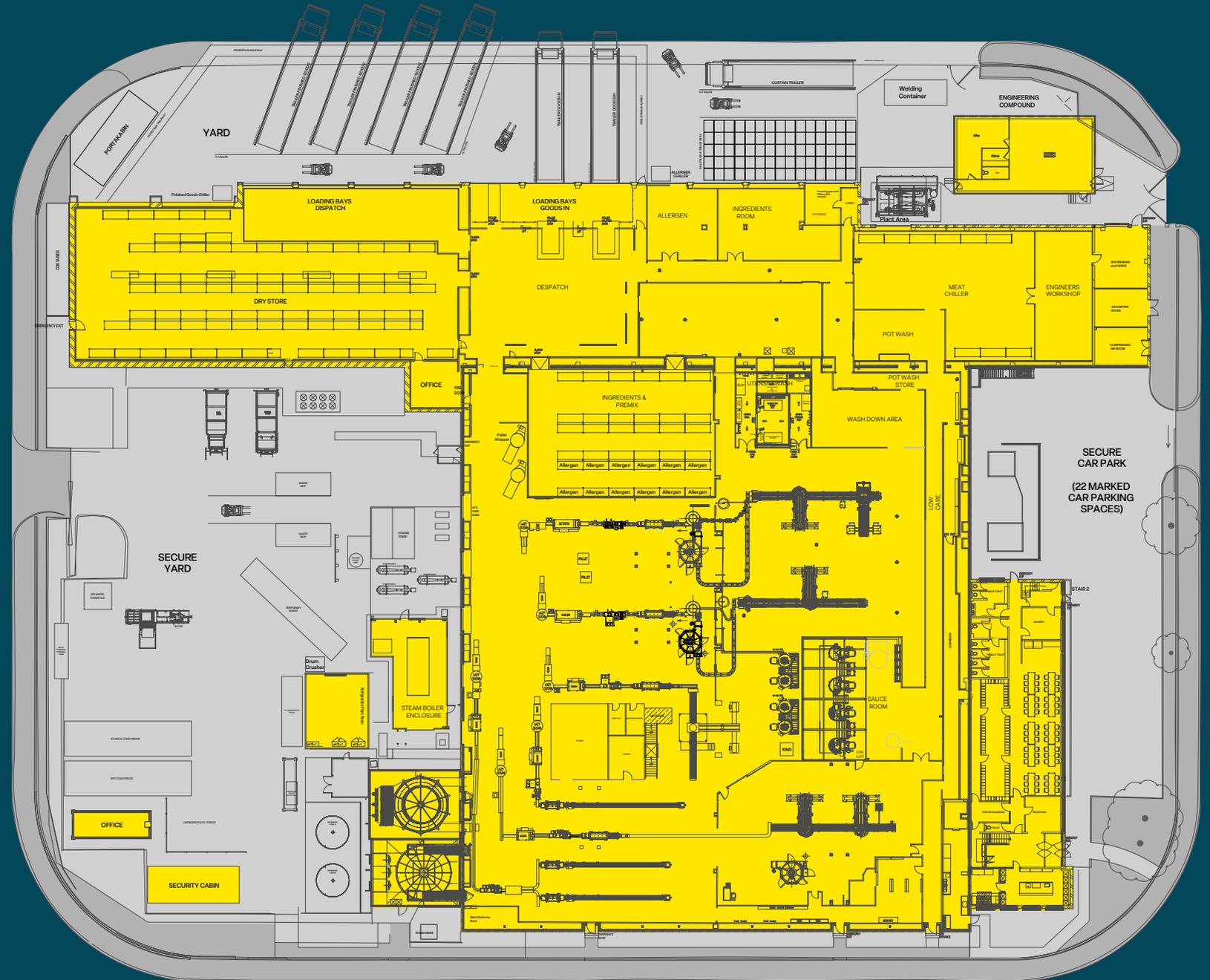
 2 service yards

 Development kitchen

 Canteen (100 person capacity)

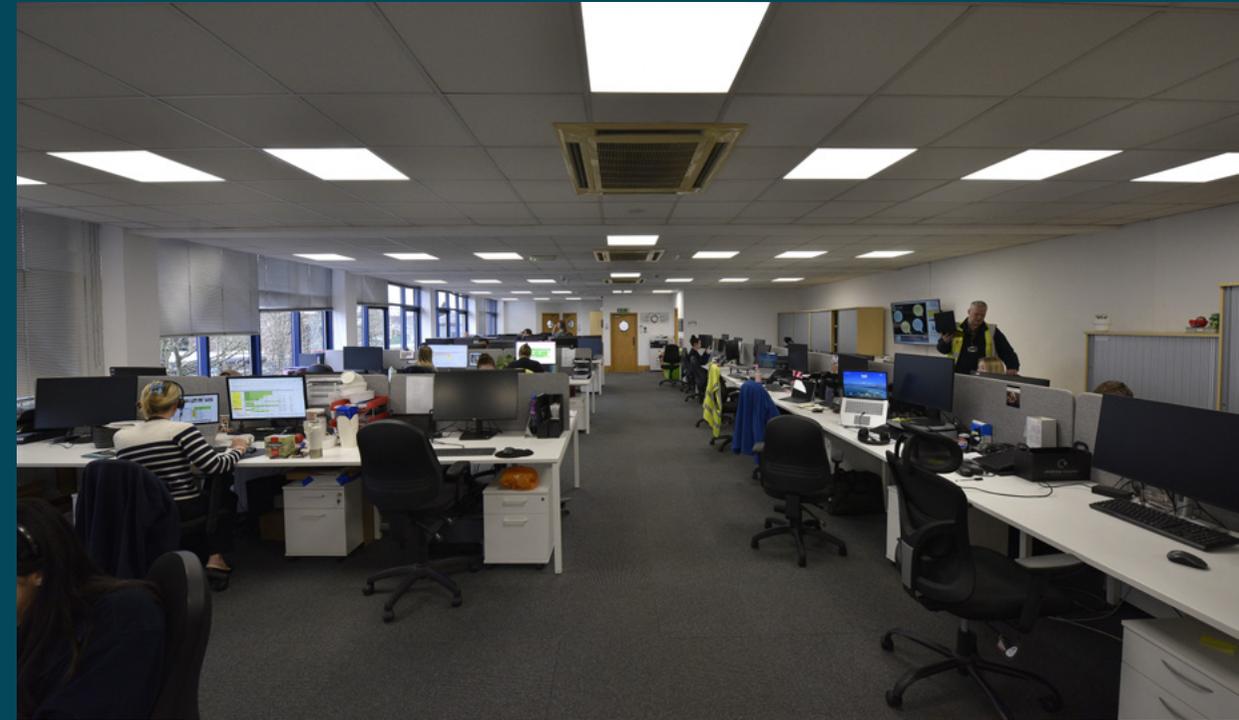
 Fenced & Gated Self-contained Site

 Large 3 phase power supply - 2MVA





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FURTHER INFORMATION

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Rent / Terms

The property is held on a lease expiring on 24th October 2031. The current rent payable of £330,936 per annum, equates to a low rate of £4.67 per sq ft.

There is an additional Management Fee payable to the Landlord, which is currently £43,499 per annum, equating to £0.61 per sq ft.

The property is available by way of an assignment of the current lease, a sub-lease up to lease expiry, or potentially a new lease direct from the landlord.

Rateable Value

The Rateable Value for the property with effect from 1st April 2026 will be £405,000. The estimated rates payable for 2026/27 will be £194,400.

Legal Costs

Each party is responsible for their own legal costs.

EPC

An Energy Performance Certificate is available on request.

Contact

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