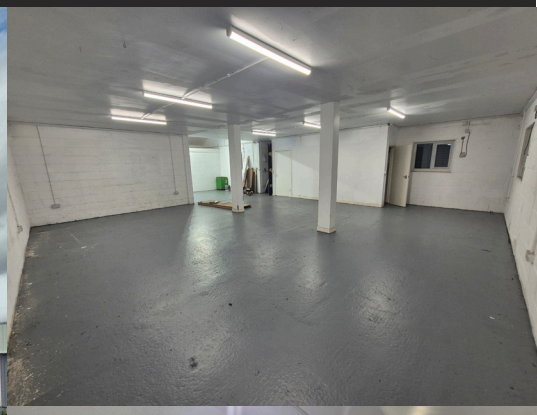
MBRE

WAREHOUSE TO LET







1 Worrall Street Failsworth Manchester, M40 2ED

2,120 SQ.FT









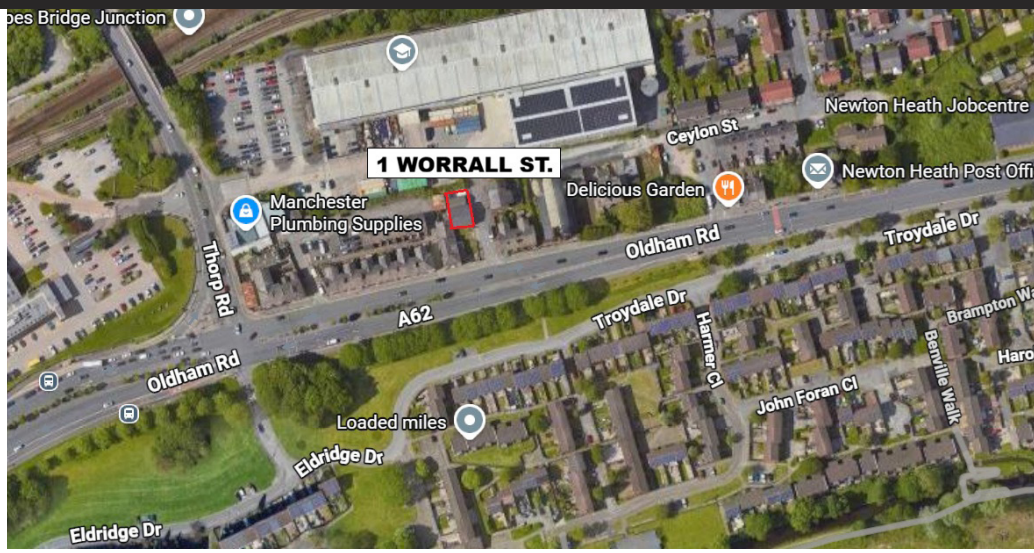
- Self contained warehouse with office & yard
- Secure fenced yard area/roller shutters
- Ground floor warehouse: 1,267 Sq.ft
- First floor office/storage: 852 Sq.ft
- Secure bin store: 21 Sq.ft accessed from yard
- RV: £16,750 - £8,358 payable business rates
- New Lease - No Premium - Terms TBA
- Close to the M60 & Manchester city centre

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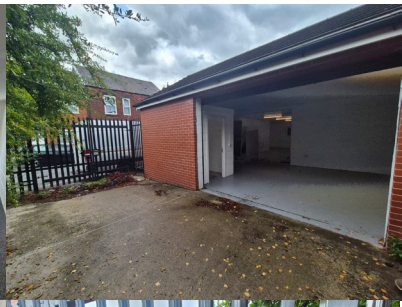
Location

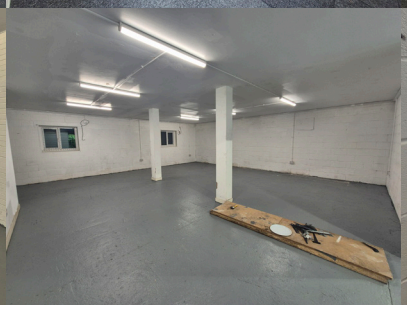
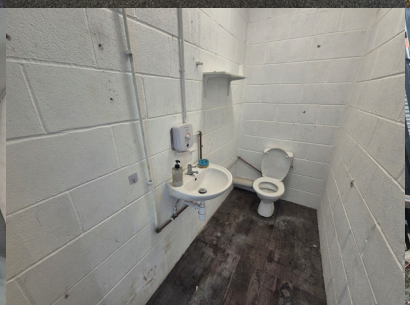
The property is located at the end of Worrall Street off the A62 Oldham Road and is a short drive to the centres of Failsworth, Monsall, Clayton and Manchester city centre. The property is a short drive to J22 M60.

- M60: 2.5 miles.
- Manchester: 3.5 miles.






Description/Accommodation

The property provides a modern industrial warehouse with ground floor open plan warehouse accommodation along with open plan first floor storage/office accommodation along with secure external bin store and secure gated yard.

The property benefits from external security shutters to windows at ground floor level and benefits from toilet facilities located within the main warehouse bay.

1 Worrall Street: 2,140 Sq.ft overall comprising:

Ground floor rear bay: 450 Sq.ft - 26'9'' x 16'9''.
Ground floor front bay: 817 Sq.ft - 29'2'' x 30'2'' less 3'9'' x 16'8''.
Bin store: 21 Sq.ft - 4'10'' x 4'7''.
First floor store/office: 852 Sq.ft - 30'2'' x 29'2'' less 3'3'' x 9'3''.

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Rateable Value

Rateable value: £16,750.
Small Business Rates Multiplier 2026/27 - 49.9p.

Interested parties are advised to make their own enquiries with MCBC - 0161 234 1103.

Terms

The property is available on a new effective full repairing & insuring Lease for a minimum 5 year term.

Rent

£27,000 per annum exclusive.
£2,250 per calendar month.

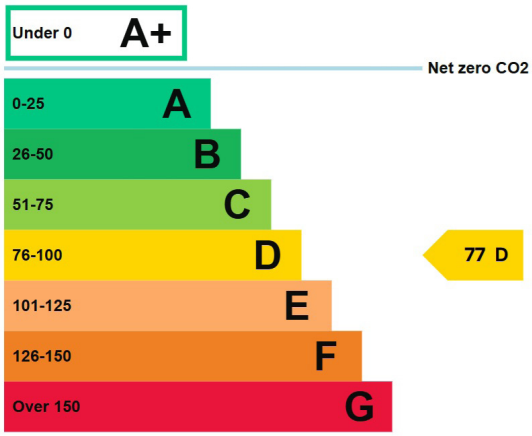
VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is not payable at the property.

Service Charge

The Landlord may levy a service charge payable in full by the prospective Tenant. Details available from MBRE.

EPC Rating



Utilities

Mains services are available including gas, electricity, water and drainage.

Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. Details from MBRE.

Legal Costs

The Tenant will be responsible for the Landlords legal costs associated with the new Lease.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. SEPTEMBER 2026.

MBRE

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