



Unit 10 City Court Trading Estate, Poland Street, Ancoats, Manchester, M4 6AL

Modern Warehouse / Industrial Unit To Be Refurbished

Summary

Tenure	To Let
Available Size	1,847 sq ft / 171.59 sq m
Rent	Rent on application
Business Rates	N/A
EPC Rating	D (89)

Key Points

- Secure estate
- Walking distance from Manchester City Centre
- 5.45m eaves
- Established location
- Located in the desirable Ancoats neighbourhood
- Designated parking

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Summary

Available Size	1,847 sq ft
Rent	Rent on application
Business Rates	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (89)

Location

City Court is situated on Poland Street within the Ancoats area of the city. The estate is accessed via Poland Street which is located off Oldham Road (A62), a 5-minute drive from Manchester city centre and a 5-mile drive to the M60 motorway offering excellent transport routes and close proximity to the city centre.

Description

The property comprises an end terraced unit of steel portal frame construction with a combination of brick and blockwork elevations under a pitched roof with 5.45m eaves. The unit is accessed via a drive-in loading door benefits from lighting throughout. Partly along the front elevation are two storey office accommodation that incorporates WC's.

Externally the estate is secure and there are dedicated parking spaces for the unit.

Accommodation

The unit has the following gross internal areas:

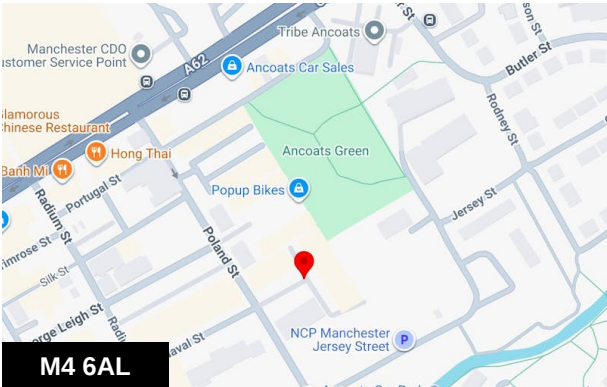
Name	sq ft	sq m
Ground - Warehouse	1,289	119.75
Ground - Offices	285	26.48
1st - Offices	273	25.36
Total	1,847	171.59

Terms

The unit is available by way of a new lease on terms to be agreed.

Anti-Money Laundering

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the proposed tenant / purchaser, once a letting / sale has been agreed and prior to instructing solicitors.



Viewing & Further Information



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Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

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