

Tuley Street, Manchester, M11 2DY

B8

0161 375 6000
www.b8re.com

FOR SALE

10,007 SQ FT



RARE PURCHASE OPPORTUNITY: EAST MANCHESTER



LOCATION

The unit at Tuley Street, Openshaw, Manchester (M11 2DY) benefits from excellent industrial transport links, including close proximity to the M60 (2 miles), providing efficient road access across Greater Manchester and the wider North West. The site is also near Manchester city centre (3 miles) and Manchester Airport (12 miles).

The unit also sits in very close proximity to New Smithfield Market.

DESCRIPTION

This well-located industrial unit is generally in good condition and has been maintained to a tidy and presentable standard. A key feature is the on-site fridge/freezer totalling c.1,400 sq ft, which offers significant value for businesses requiring temperature-controlled storage.

Secure throughout, the site offers flexible loading options with access from two elevations, making it ideal for a range of industrial or distribution uses.

There are also office / amenities on the first floor.

ACCOMMODATION

Description	Size (sq ft)	Size (sq m)
Warehouse/Office (inclusive of 1,418 sq ft fridge / freezer)	8,269	768.21
First Floor Office	356	33.07
Mezzanine first floor	1,382	128.39
TOTAL	10,007	926.68

TERMS

The unit is available to purchase, price upon application.

EPC

Available upon request

TENURE

Long Leasehold, further details available upon request.

LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

CONTACT

For further information please contact:-

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