

HIGH QUALITY INDUSTRIAL
/ WAREHOUSE UNIT ON
A SELF-CONTAINED SITE

10
minutes
from Manchester
City Centre

25

Clayton Industrial Estate

Crabtree Lane,
Openshaw,
Manchester,
M11 1BR

To Let

EXCELLENT ACCESS
J23 M60

28,515 sq ft (2,649 sq m)
on 3.4 Acres Potential to Sub-Divide



25

Description

Plot 25 is a self-contained 28,515 sq ft detached unit of steel portal frame construction, with concrete floors. The building benefits from separate good quality office space with WC and kitchen facilities. Externally, the property comprises a large loading area and storage yard with a good car parking provision.



Steel portal frame construction



Separate office space



Kitchen and WC facilities



Large yard and loading area



Good car parking provision



LED lighting



10% translucent roof panels



Three phase power supply



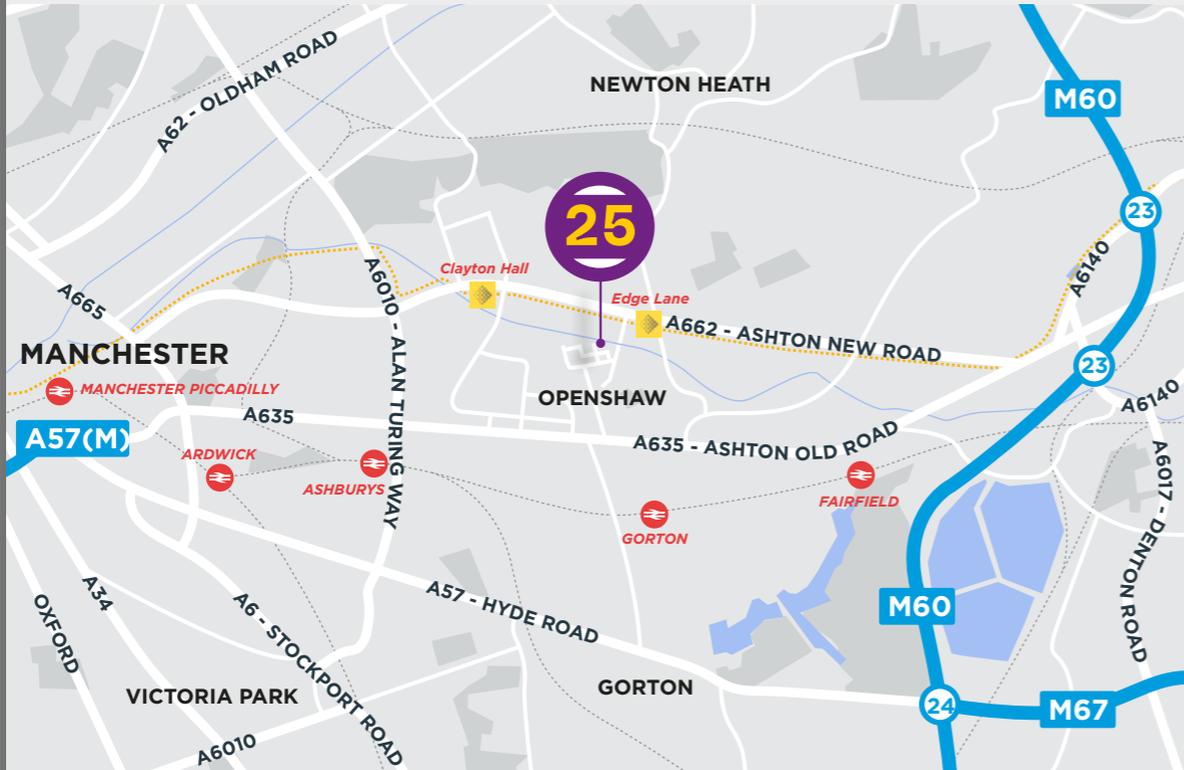
3 x loading doors



10 mins from City Centre



Location



Edge Lane Tram Stop	0.5 miles
M60 J23	2 miles
Manchester City Centre	3 miles
Trafford Park	5.5 miles
M62	11 miles
Manchester Airport	14 miles
M6	21 miles
Liverpool John Lennon Airport	35 miles
Leeds	42 miles
Birmingham	88 miles



Clayton Industrial Estate is situated in a strong urban logistics location. The property provides direct access to Ashton New Road and is located 10 minutes from Manchester City Centre. This location also benefits from good connectivity, being situated less than 2 miles from J23 of the M60 and a short walking distance to the Edge Lane Metrolink.



Outdoor Spaces



Large yards and loading areas,
with good car parking provision



25 Warehouse Accommodation



28,515 sq ft detached unit
with 3 loading doors



10% translucent
roof panels

Office Accommodation



 LED lighting throughout



Seperate office space with kitchen, showers & WCs



25

Clayton Industrial Estate

Crabtree Lane, Openshaw, Manchester **M11 1BR**

Terms

The property is available by way of sub lease or assignment with the current lease expiring 25th November 2028.

Alternatively, a new lease is available direct from the landlord.

The property is also able to be sub-divided, allowing the acquisition of open storage land or the building in isolation.

Rent

On application.

Rateable Value

The Rateable Value for 2023/24 was £106,000 with payable for 2023/24 being £54,272 pa.

Interested parties are advised to make their own enquiries with Manchester City Council business rates dept.

Legal Costs

Each party is responsible for their own legal costs.

EPC

An Energy Performance Certificate is available on request.



Viewing

Viewing is strictly by prior appointment with Colliers and BC Real Estate.

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