



3,000SQFT (APPROX) SELF CONTAINED INDUSTRIAL UNIT/WORKSHOP WITH LAND IN HIGHLY SOUGHT AFTER AREA WITH IMMEDIATE OCCUPATION AVAILABLE.

Lonsdale Street

Newton Heath, Manchester, M40 2FT

Factory, Industrial, Industrial /
Storage, Industrial / Warehouse

TO LET

3,000 sq ft

(278.71 sq m)

- SOUGHT AFTER LOCATION
- AVAILABLE FOR IMMEDIATE OCCUPATION
- FLEXIBLE TERMS AVAILABLE
- 3,000 SQFT UNIT (APPROX)

Lonsdale Street, Newton Heath, Manchester, M40 2FT

Summary

Available Size	3,000 sq ft
Rent	£2,500 per month
Rates Payable	£5,300 per annum Small business rate relief. You can obtain small business rate relief if: your property's rateable value is less than £15,000 and your business only uses one property - you may still be able to get relief if you use more. Contact your local council to apply for small business rate relief. You will not pay business rates on a property with a rateable value of £12,000 or less..
VAT	Applicable. We understand the property is liable for vat.
EPC Rating	Upon Enquiry

Description

Pearson Ferrier Commercial (Voted Number 1 Commercial Agent In Greater Manchester For Disposals 2021 & 2022) are delighted to bring to market this 3,000 SQFT light industrial unitw which is accompanied by a good size piece of land.

Located on the highly sought after Lonsdale Street, Newton Heath on the outskirts of the Manchester City Centre. This self contained industrial unit would be ideal for a workshop or storage purposes.

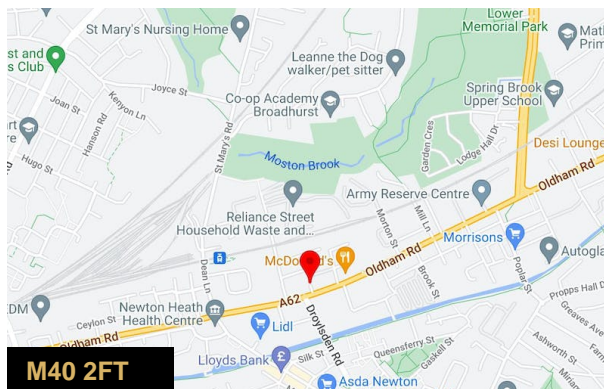
The unit is accessed through a roller shutter to the front with ample electricity sockets throughout and also benefits from a water feed to the unit.

The large commercial premises provides a fantastic sales area which consists of entrance reception, office, store room, main workshop, tyre, exhaust & wheel alignment bay and a toilet. Outside there is a forecourt with ample off road parking.

VIEWING IS BY APPOINTMENT ONLY. CALL NOW TO BOOK YOUR APPOINTMENT.

Location

The industrial unit can be found on Lonsdale Street and is within walking distance of the Manchester City Centre. In addition to this, there are a number of different buslines in and out of Manchester as well as the metrolink service.



Viewing & Further Information



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