

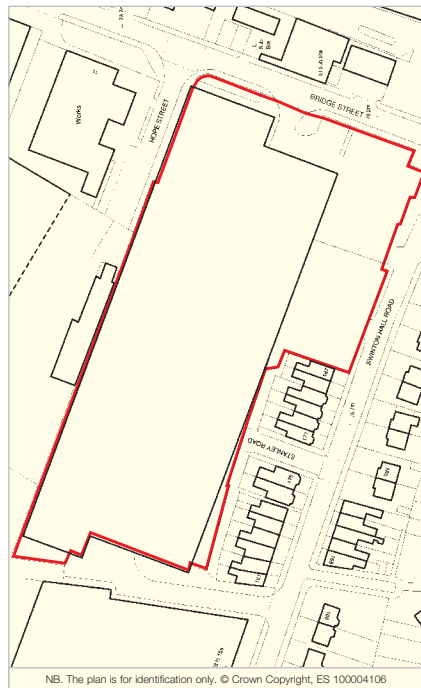
Manchester
Brierley House
Swinton Hall Road
Swinton
Greater Manchester
M27 4DY

- **Freehold Vacant Warehouse**
- Comprising 9,877.35 sq m (106,322 sq ft) warehouse and ancillary offices
- Situated on a 1.3 hectare (3.3 acre) site
- Includes dedicated service yard and car park

Vacant Possession
(upon Completion)

SIX WEEK COMPLETION
AVAILABLE

RESERVE NOT TO EXCEED
£540,000
(£5 psf Capital Value)



Tenure
Freehold.

Location

The city of Manchester, which has a population in excess of 400,500, is the principal industrial, cultural and commercial centre of the North-West and the UK's second financial centre. The city has 2.5 million people living within a 12 mile radius of the centre. Manchester benefits from excellent communications via the M60, M62, M56, M66 and M67 motorways, Intercity rail links and an international airport. Swinton lies 4 miles to the north-west of the city centre and 1 mile south of the M60 (Junction 16).

The property is situated in an established industrial location at the junction of Swinton Hall Road and Bridge Street midway between Bolton Road (A666) and Manchester Road (A6). Occupiers close by include Urban Vision Highway Agency, BASF, Powell Hardware and a mix of local businesses.

Description

The property comprises a large double bay industrial unit with both two storey integral offices and a two storey office extension to the front. Outside is a dedicated service yard and car park with parking for approximately 14 cars. The unit is accessed by 3 No. loading doors to the side and one to the rear.

The property provides the following gross internal accommodation and dimensions:

Ground Floor Warehouse (Including Integral Offices)	9,244.75 sq m	(99,513 sq ft)
Adjoining Office	632.6 sq m	(6,809 sq ft)
Total	9,877.35 sq m	(106,322 sq ft)

Tenancy

The property is to be offered with FULL VACANT POSSESSION UPON COMPLETION.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 51 Band C (Copy available on website).

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 59 Manchester**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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