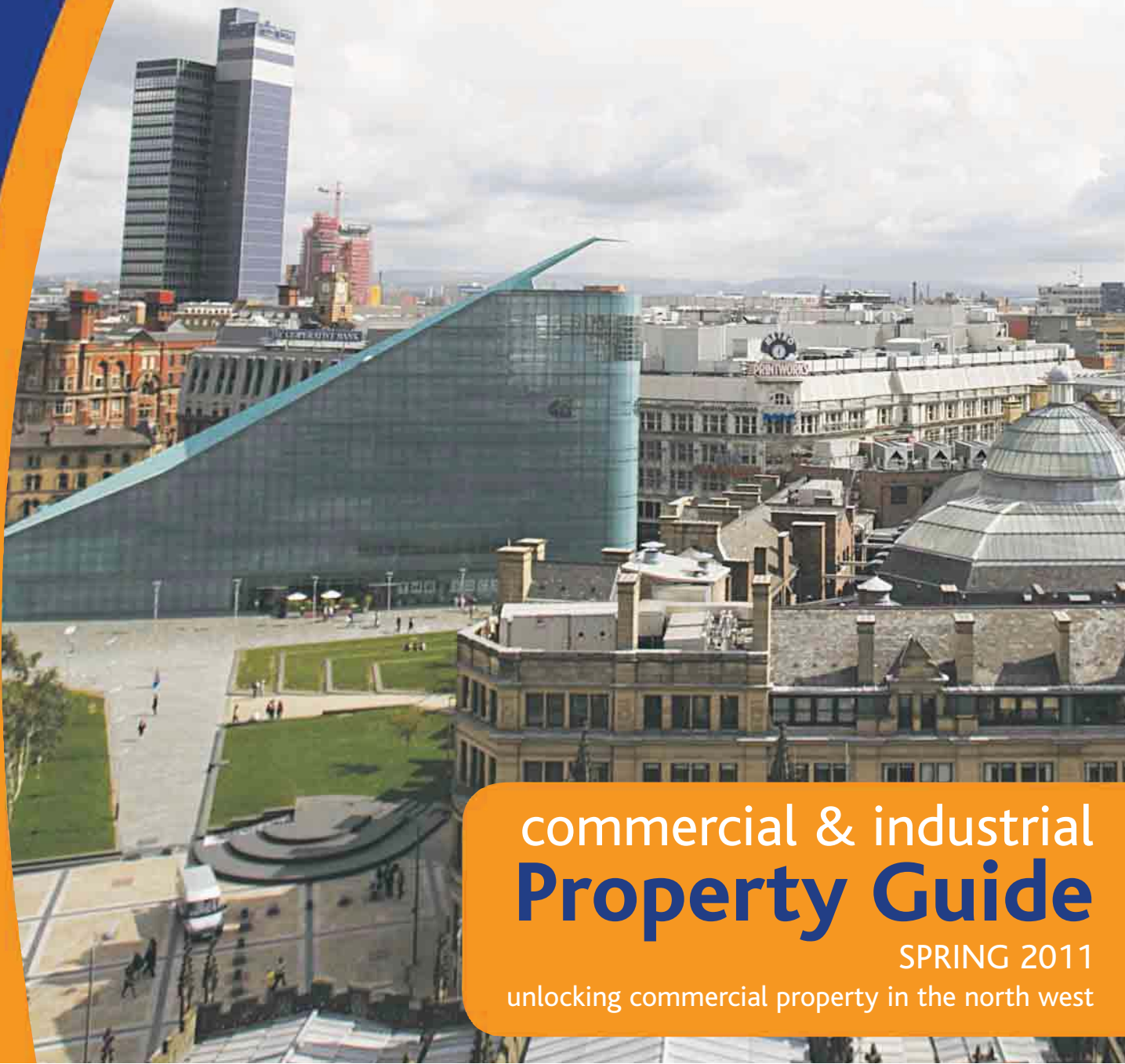




ROGER
HANNAH
& CO

Maximise Your
Property Investment

Roger Hannah & Co
Win 'A Grand Instruction'



commercial & industrial
Property Guide

SPRING 2011

unlocking commercial property in the north west

Maximise Your Commercial Property Investment



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Building Surveying **Spotlight**

I write to introduce myself as Roger Hannah & Co's **Head of Building Surveying** and to detail the full range of building surveying services that we offer to our Clients across the North West and beyond including the planning, design, procurement and statutory approval of building projects.

We also advise in relation to defect diagnosis, building surveys & pre-acquisition surveys, measured surveys, feasibility studies, production of specifications & contract administration.

The team can also provide advice in the following specialist areas:

- dilapidations
- planned maintenance
- party wall advice
- energy performance certificates



Mike Hurst

Building Surveying **News**

Roger Hannah is instructed by Pennine Properties Limited to submit a planning application for the erection of circa 10,000sq.ft of new build industrial units. The instruction will include Roger Hannah acting as Employers Agent, Contract Administrator and CDM Co-ordinator. Commenting upon the instruction, Head of Building Surveying Mike Hurst said,

"This is a fantastic instruction which will see Roger Hannah involved in this project from inception through to completion. We are instructed to maximise the use of the site and the client will benefit from our surveyors knowledge and experience of the design and procurement of commercial property".

CONTACT: For specific property related advice please contact Mike Hurst on 0161 429 1659 or 07816 672 322.

Mike Hurst

Michael Hurst BSc(Hons) MCIOB MRICS
Email: michaelhurst@roger-hannah.co.uk



“A Grand Instruction”

Roger Hannah & Company are pleased to announce that they have been appointed by Stockport Council following their purchase of the Grand Central complex within the town centre.

Roger Hannah & Co along with joint agents Lambert Smith Hampton have been appointed to market and let the currently vacant space within the complex.

The council are committed to the regeneration and redevelopment of the scheme which will create up to 700 new jobs and attract up to a further £100,000,000 private sector investment. Head of Agency and Partner of Roger Hannah & Co Stuart Cooper said; “This will in turn boost the local economy and create jobs for Stockport people. The redevelopment of the site will



include building of high specification office space, a hotel and multi-storey car park together with retaining some of the leisure space. The redeveloped Grand Central will create an attractive and thriving gateway from the train station into Stockport town centre.”

from SMALL Acorns ...

Roger Hannah & Company are pleased to announce that following the marketing of four self contained office units on Acorn Business Park Stockport, all four have now either been let or sold.

Acorn Business Park comprises a series of twelve self contained modern office units situated adjacent to Junction 1 of the M60 motorway.

Head of Agency and Partner of Roger Hannah & Co Stuart Cooper commented; “The success in disposing four units within the space of 18 months shows that there is still demand for the right product and also that there is a lack of



quality office space available in Stockport town centre. Although the economy and commercial property market remains somewhat depressed the right product, realistically priced will still transact in this market.”

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Baxenden • Baxendale Service Station, (Nr Accrington) FOR SALE

The premises comprise 2 no. former petrol filling stations situated either side of Manchester Road as follows:

Baxenden Service Station West £200,000

Former petrol filling station which is now vacant, briefly comprising canopied forecourt with hardstanding and showroom, kiosk, workshop. The site area extends to approximately 0.59 acres. A small advertising hoarding is situated to the front of the site which we are verbally informed produces approximately £35 per quarter. We are also verbally informed that the underground tanks have been filled.

Baxenden Service Station East – Car wash £250,000

Former petrol filling station now utilised as hand car wash with workshop, tyre fitting bay and kiosk. The site area extends to approximately 1.01 acres and is currently occupied by way of a lease. Currently occupied by way of a 15 year lease which commenced 10th December 2008 at a rental of £35,000 per annum, exclusive.



Manchester Palatine Road Northenden FOR SALE Offers Invited

Cleared site of approximately 0.15 acre with approximately 30m frontage to Palatine Road. PLANNING: The site benefits from planning permission approved 20th October 2005, for the erection of a part three part four storey building comprising 2 x ground floor retail units (Unit 1 - 709 sq. ft. and Unit 2 - 2,677 sq. ft.) with 14 no. residential units above together with associated basement car parking. One of the conditions of the planning consent was that the development must be started not later than the expiration of 5 years from the date of the permission. Copies of the planning consent can be obtained on request.



Droylsden • Edge Lane Methodist Church FOR SALE £150,000

A former Methodist Church originally constructed in the 1860's. The building is of traditional brick construction, being part single and part two storey, under a pitched slate covered roof. Internally, the property comprises a front lobby area, main hall with kitchen, WC facilities and ancillary accommodation to the rear. The rear section of the property is used for storage as it is in need of repair due to missing slates. The church occupies a regular shaped site with a grassed area to the rear fronting onto Windsor Road. At present the church is used by a congregation with vacant possession to be agreed on completion. Total NIA 3,018 sq. ft. (280.42 sq. m.). Site Area 0.10 hectares (0.25 acres)



Manchester Bennett Street • Ardwick TO LET / FOR SALE Flexible Terms Available - Will Split

Currently used as site storage and repair for a demolition company and is located in close proximity to Manchester City Centre. A self contained site with offices, two separate workshops and a substantial amount of open storage space and separate car park fronting Bennett Street. The site is available either on a freehold basis or alternatively on flexible lease terms for a maximum period of three years outside of Sections 24-28 of the Landlord and Tenant Act 1954. 12,000 sq. ft. On 2.3 acres.



Manchester Talbot Mill, 44 Ellesmere Street FOR SALE

Offer in excess of £700,000

The property extends to 74,834 sq. ft. (*6,952 sq. m.) and comprises a substantial five storey former mill complex of a traditional construction of structural brickwork elevations and suspended timber floors, under a mixture of varying roof types. The accommodation is arranged as a multi let manufacturing /warehouse investment of around 21 units in total. The property is bounded on three sides by modern residential apartment developments and is deemed suitable for similar redevelopment subject to the attainment of planning consent. The property has a site area in the order of approximately 1 acre. 11 of the units are currently tenanted producing an annual income in the region of £46,227.



Gorton Hyde Road • Patchett Street FOR SALE OIRO £200,000

0.70 acre site with planning permission for 12,750 sq. ft. of new build industrial space split into four units. The plot is located on a highly prominent arterial main road into Manchester and benefits from a high volume of passing traffic. The land is long leasehold on a 150 year lease from Manchester City Council with a peppercorn rent being payable.



Bolton Farnworth Industrial Estate, Emlyn Street FOR SALE

£400,000 consideration may be given to selling the site as 2 x 1 acre plots at £225,000 per acre

Substantial plot of land forming the northerly part of the Farnworth Industrial Estate which is bounded by Campbell Street to the north and Emlyn Street to the east. The site is considered suitable for storage and development, subject to the necessary consents being obtained.



Ashton Under Lyne Land Adjacent to 28 Bury Street Mossley FOR SALE / TO LET Offers in the region of £74,950 / £7,500 pax

The land extends to approx. 0.06 hectare (0.16 acre) and is bounded by post and wire fencing with vehicle access gates to Bury Street. It is mostly level and has been used for car parking in connection with surrounding industrial and commercial premises.



Oldham Land at Eaves Lane • Chadderton FOR SALE

Offers Invited in Excess of £150,000

The land extends to approx. 0.78 hectares (1.92 acres). The land is undulating and has a small stream along one side. It is currently partly let on a multi occupancy basis to surrounding residents for garages, allotments and gardens. We understand that there are around 19 tenants at the present time and the current total income from the land is £130 per annum.



Manchester Columbine Street/Ogden Lane TO LET

£2,000 per calendar month
Flexible/Short Term Available

Mainly surfaced open storage yard which is to be secured by perimeter fencing and walling with a gated access from Columbine Street. The site extends to approximately 1.5 acres.



Shaw

Land East of Moorlands Street (formerly Moorlands Works) Industrial Site/Development Opportunity

FOR SALE £135,000

The site houses a two storey workshop with a good sized unsurfaced yard, bound in concrete panelled fencing with entrance gates, on a total site area extending to approximately 0.20 acres (0.081 ha) or thereabouts. It is situated within a predominantly residential area and it is immediately surrounded by the rear yards of residential dwellings and domestic garages. Access is currently via Oak Street and Crossley Street the access road, which we understand is owned by the local residents (Oak Cross Community Association) who also occupy the garages. Shaw town centre is close by and junction 21 of the M62 is 2.2 miles north via the A663. The town centre of Oldham lies approximately 3 miles to the south west.



Fallowfield

Platt Lane / Hart Road FOR SALE

£125,000

A bespoke development opportunity situated to the rear of Platt Lane Methodist Church in Fallowfield, Manchester, the site benefits from detailed planning permission for x4 two storey 3 bedroom semi-detached dwellings together with associated car parking and landscaping. Two units are to face Platt Lane with the other two facing Hart Road in Fallowfield, Manchester, a popular residential location. Detailed planning permission was granted on 21 December 2010 (App No. 094133/FO/2010/S1).



Droylsden

Manchester Road (Former Droylsden Library)

FOR SALE

Price on Application

The site extends to 0.4 acres (0.162 ha) and currently contains a 'T' shaped part one, part two storey brick building with flat roof which was until recently utilised as Droylsden Library. The plot is roughly rectangular in shape and is bounded by Manchester Road (A662) to the north and the Wharf redevelopment scheme to the east, west and south.



Moston

Amos Street FOR SALE

Offers Invited

A potential development site extending to 0.66 acres, considered suitable for residential development (STPC). The site comprises a triangular shaped site fronting onto Amos Street with a regular rectangular shaped site at the Zeta Street frontage. The site fronting Amos Street currently houses a number of garages and on the Zeta Street site there is a substantial former church building previously utilised as The Ashes Social Club.



Macclesfield

Lyme Green Business Park, Heather Close

FOR SALE

£200,000

The site currently provides surplus car parking for the adjoining and surrounding units. The site previously benefitted from planning consent granted in 2003, which has now lapsed, for a new build office unit extending to 560 sq. m. (6,028 sq. ft.) over two floors together with on-site parking. The site is also considered suitable for alternative commercial development subject to the necessary consents being obtained.



Middleton

2 Cheapside • Spring Gardens TO LET / MAY SELL

**Rental/Price upon application.
Flexible terms and competitive rentals.**

The premises comprise a two storey multi-tenanted industrial complex together with two storey office of traditional construction comprising eight self contained units. The property may also be suitable for redevelopment/refurbishment subject to obtaining planning consent. All enquiries to our Manchester office.



Manchester

Oldham Road 277-281 (Land known as)

FOR SALE

£75,000

Extending to approximately 0.193 acres (0.07 ha) or thereabouts comprises a fairly rectangular site which is bound in a variety of fencing. It fronts onto the main A62 which is situated between Helga Street and Hampton Street and we understand the site former housed a number of residential dwellings. Clear Channel advertising hoarding currently produces £687.50 per quarter (£2,750 per annum) (lease documentation can be provided upon request)



Gorton

Crossley Street FOR SALE

All Offers Considered

A regular shaped cleared site which is predominantly surfaced and has been previously used for storage. The site extends to 1.3 Acres (0.52 Ha). Situated fronting onto Crossley Street at the junction with Dalkeith Street, sandwiched between Gorton Lane to the North and Hyde Road (A57) to the South.



Manchester

Cipher Street, Oldham Road

TO LET

Reduced to £4,000 pax

A secure yard extending to 0.077 acres surrounded by perimeter fencing and offering usage for storage, sales or manufacturing subject to the attainment of any necessary planning consents.



Rochdale

Halifax Road

FOR SALE Reduced £149,950

The site comprises a vacant, open site, which slightly slopes and is irregular in shape. It formerly housed a public house and 3 no terraced properties. The site is prominently positioned fronting Halifax Road (A58) within a predominantly residential area and is currently approached via Mill Gate and Howarth Cross Street. Less than one mile from Rochdale town centre and has good road comm. with junction 21 of the M62 is approx. 2.6 miles to the south west. Smithy Bridge railway station is within 1.7 miles. There is no planning on the site as far as we are aware. 0.23 ACRES (0.091 HA)





Miles Platting Dale House, Vickers Street FOR SALE £400,000

The property extends to 17,500 sq. ft. (1652.8 sq. m.) and comprises a primarily two storey, but in part three storey building, at the end of a predominantly single storey industrial terrace. Internally the property is divided into 28 lettable units, being a mixture of warehouse/storage space and office accommodation. The property is fully alarmed and the ground floor entrances benefit from security shutters. 20 of the 28 units are currently let by way of Internal Repairing and Insuring leases for terms ranging from 12 months to 6 years. A service charge apportioned by floor area is also payable by all tenants. The property's current annual income is in the region of £40,140 per annum with an estimated rental value if fully let of £54,240 per annum. A detailed tenancy schedule is available from the agents on request.



Stockport 102 Princes Street FOR SALE £375,000

The property comprises a mid terrace retail unit with first floor stores and offices. It is held by way of a 20 year (less 7 days) lease which commenced 25th June 2001 (expiry June 2021). The lease is drawn on a full repairing and insuring basis incorporating 5 yearly rent reviews, the next one due in June 2013 which are RPI linked on an upwards only basis. The current passing rental being £36,500 per annum exclusive. The lease also incorporates a tenants break clause at the end of the 15th year i.e. June 2016.



Oldham 92-94 Yorkshire Street FOR SALE £295,000

A two storey former bar property, which recently traded as Lush Bar, comprises a main bar lounge and dance area to the ground floor with a further bar and lounge to the first floor with WC's off. There is a beer cellar along with storage to the second floor. The property has previously been refurbished and whilst some additional works may be required the property, in its present use would be almost ready for immediate occupation. It would also suit a cafe/coffee shop user (sub to any necessary consents).



Old Trafford Warwickgate House, Warwick Road FOR SALE £550,000

The available accommodation comprises the top two floors of this 11 floor residential apartment block. The lower floors were converted five or so years ago from the substantial office accommodation originally on site and comprise 72 No fully occupied residential units. The construction of the available accommodation to the 9th and 10th floor has been partly completed in accordance with the original planning consent for the conversion of the property as a whole to residential use dated 25.05.2000 (Application No H/49494). The duplex apartments are fitted out to a shell specification in the most part with some stud partitioning and glazing in situ. We also understand that planning permission was granted on 27.06.2008 for the erection of garage accommodation to serve the 9th and 10th floors (Application No H/69169). Such works however, have not commenced on site.



Mossley Unit 6 & 7 The Glover Centre, Egmont Close FOR SALE £350,000

The property comprises two interlinking workshop/warehouse premises extending to 21,987 sq. ft. (2,042.63 sq. m.) constructed of bricks surmounted by a pitched roof with office accommodation, brew and kitchen facilities. We understand the property is let for a term of 10 years on a Full Repairing & Insuring basis at a passing rent of £60,000 per annum. Rent reviews are every 5 years from July 2009. A copy lease is available upon request.



Little Hulton 390 Manchester Road FOR SALE £125,000

A detached former church premises extending to 4875 sq. ft. (452.90 sq. m.). The ground floor accommodation has most recently traded as a UPVC window shop, but is now vacant, whilst the first floor comprises a substantial meeting room with ancillary offices which is let as a faith meeting room. This tenant currently pays £320 per calendar month for the first floor of the premises, but we are advised by the vendors that if required, vacant possession of the entire property can be obtained upon completion of any sale.



Oldham King Street (former Riley's Snooker Hall) FOR SALE / TO LET

Price on Application / Rent - £45,000 pa exc. The property comprises a former nightclub and last used as a snooker hall providing open plan accommodation which extends over the ground and first floors. Planning permission has previously been approved for the redevelopment and further info can be made available. The property is situated in a prominent position at its junction with Union Street close to the main King Street roundabout and Oldham dual carriageway. Metrolink plans to the centre have been confirmed and a stop has proposed close by. From 557.40 sq.m. (6,000 sq.ft.) - 696.75 sq.m. (7,500 sq.ft.). 20 Space Car Park to side.



Buxton George Street FOR SALE £150,000

Single storey property of stone elevations beneath a pitched roof covered with slate supported on a timber frame. The unit is constructed in two sections with the right hand section providing partitioned kitchen and w.c. facilities and the left hand section being open plan. The property is flexible in its nature and is considered suitable for alternative uses subject to the relevant planning consents being obtained. Total net internal area 1,029 sq. ft. (95.58 sq. m.).



Shaw 2 Milne Street FOR SALE £165,000

A two storey property constructed of brick beneath a flat roof, benefiting from double glazing and gas central heating. The ground floor is currently let to The Pet Spa (dog grooming salon) and the first floor, which comprises a two bedroomed flat, is also let. Current gross income is £10,800 pa.



Colne Colne Commercial Centre, Exchange Street FOR SALE £395,000

Substantial commercial centre constructed of stone elevations beneath a pitched roof covered with slates. The property has been divided into approximately 28 no. lettable units mainly utilised as office / business suites with units ranging in size from 117 sq. ft. (10.9 sq. m.) upwards. An up to date tenancy schedule can be provided upon request. However, we are informed that currently 8 no. units are let producing a gross income of approximately £15,680.20p per annum.



Altrincham • Timperley FOR SALE £600,000

The Business Centre was established in the mid 80's and offers serviced office accommodation with all inclusive rents, free use of conference room, fully manned reception and switch board, mail box addresses and virtual office services. The property is currently producing a net income of £57,275 pa ERV (when let) £68,675 pa. The Centre was refurbished during 2008 and 2009 to include new lighting, ceilings, WC and kitchen facilities, decoration, DDA ramped access, electrical upgrade and new reception furniture. Externally the car parking area was also resurfaced and now provides 26 no. car spaces. Tenancy Schedule available upon request.



Altrincham

31A The Downs

TO LET

£15,000 pax

Over ground floor and basement, the property comprises a traditionally constructed end terraced shop benefitting from a sales area arranged over 2 distinct bays, both with a part recessed single glazed timber shop front. Hardwood flooring is in situ throughout the sales area and the property benefits from a burglar alarm system. Storage accommodation is provided at basement level. The total net internal area of the property is 1,273 sq. ft. (118.34 sq. m.).



Royton

Market Square Shopping Centre

TO LET

**From £10,750 pax
INCENTIVES AVAILABLE**

Various retail units available within a popular market square shopping centre which are suitable for a number of uses subject to consent. Please contact our office for further information.



Oldham

High Street, Shaw

TO LET

**£10,300 pax.
INCENTIVES AVAILABLE.**

The property comprises a ground floor retail lock up unit with good display window, electrically operated roller shutters and would be suitable for a number of uses (subject to consent). Viewing is recommended. 569 sq. ft.



Eccles

Liverpool Road

TO LET

£6,000 per annum exc

The property comprises a double fronted self contained ground floor retail unit with basement storage extending 1171 sq. ft. (108.79 sq. m.). The property forms part of a retail parade with separate residential flats to the first floor. Internally, the property has a sales area to the front with suspended ceiling and fluorescent strip lighting, with partitioned office / storage area and WC to the rear. The premises benefit from security shutters to the windows and doors.



Clayton

1 West Street

TO LET

£8,500 per annum exc.

A ground floor office/retail property extending to 883 sq. ft. (82.03 sq. m.) comprising an open plan shop/sales area, two private offices and a meeting room off with brew room, and under stairs store. There is a separate shower room with WC facilities. The property benefits from good security with a parking area to the rear which is fenced along with electrically operated roller shutter to the rear and manual shutters to the front.



Oldham

8 Shaw Road

TO LET/MAY SELL

£21,500 per annum exclusive

The property comprises a two storey end terraced showroom and office premises providing retail/showroom accomm. with a private office and WC to the ground floor. To the first floor is a further showroom with ladies and gents WC's and a kitchen which are of modern design. There is a basement which is ideal for light storage, providing good headroom. Total accomm. extends to 2,820 sq. ft. (261.98 sq. m.).



Whitefield

164 Bury New Road

TO LET

£15,500 per annum exclusive.

The property comprises a traditionally constructed two storey shop benefitting from a highly visible frontage at the junction of Bury New Road and Moss Lane. A single glazed timber shop front is protected by way of electrically operated roller shutters and the ground floor sales area benefits from suspended ceilings, strip fluorescent lighting and laminate flooring. The first floor comp: further showroom/ office accommodation and benefits from mixed carpet and laminate floor coverings and part suspended ceilings. The property is heated by way of gas fired central heating. 124.51 sq. m. (1,328 sq. ft.).



Wigan

1 Wallgate

TO LET

RENTAL UPON APPLICATION

The property provides flexible accommodation but primarily offers former banking premises situated at the corner with 3 floors of offices above and basement storage below. The premises could be divided to suit tenants requirements. Accommodation is available from 3,210 sq. ft. (298.20 sq. m.) up to 8,842 sq. ft. (821.42 sq. m.).



Marple

90 Church Lane

TO LET Reduced £9,500 pax.

The property comprises the ground floor of a traditionally constructed detached two storey property of brick work elevations rendered to the gables and surmounted by a pitched slate covered roof. The sales area benefits from suspended ceilings, spot lighting, vinyl floor covering, fitted shelving and a single glazed timber shop front. To the rear of the premises is a single storey store of more modern construction of concrete panel elevations supporting a pitched mineral felt covered roof on timber and steel roof trusses. The premises also have the use of a dedicated private car park to the side of the property providing parking for approximately 7 no. vehicles.



Drolydsden

93 Market Street

TO LET

£8,500 pax

A ground floor retail/office unit within Wharf Point in Drolydsden town centre previously used in conjunction with the first floor of the property by James College. The property is accessed via an electric roller shutter entrance. Internally the property has been recently refurbished to provide open plan trading space with carpeted floors, painted plaster walls, suspended ceiling with recessed lighting and is heated by way of electric heaters.



Manchester

527-529 Hyde Road

FOR SALE

REDUCED TO £50,000

A single storey detached premises extending to 905 sq. ft. (84.05 sq. m.) with rear extension which has previously been used as a café. Elevations are of a conventional brick construction with part weatherboard cladding under a mono pitched corrugated metal roof. Internally the property is set out as a café with a dining area to the front and the kitchen, store room and WC to the rear.





Bolton

Unit 2, Trinity Retail Park, St Peters Way

TO LET

Rental upon Application

A single storey retail warehouse unit extending to 10,019 sq. ft. (931 sq. m.) with open A1 (non-food) planning consent. Situated on a popular business park with excellent road communications. There is car parking available for upto 436 vehicles. The property also benefits from sufficient eaves height.



Manchester

Units 1A-1E, The Lock Building, Whitworth Street West

TO LET

Rentals Upon Application

Ground floor and mezzanine units, suitable for A1.A2 plus A3 & A4 uses from 196 sq. ft. (18.2 sq. m.) up to 3,612 sq. ft. (336 sq. m.) in the heart of Manchester City Centre. The properties benefit from on site car parking and are all fitted to a shell specification.



Manchester

**2A, 3, 3A, 4 & 4A Great Northern Tower
The Square, Watson Street**

TO LET

Based on £20.00 per sq ft

Various units considered suitable for retail / bar / office / restaurant use available from 1,440 sq. ft. (134 sq. m.) upto 8,486 sq. ft. (788 sq. m.). The units are of a shell specification and have 4no on site car parking spaces.



Cheadle Hulme

66 Fountain Street

TO LET £9,500 per annum exc.

A ground floor lock up retail unit extending to 548 sq. ft. (50.96 sq. m.) with a self contained first floor flat, situated within a parade of similar properties. The retail unit benefits from a single glazed timber shop front and strip fluorescent lighting and has traded the past 40 years or so as a ladies hairdressers. The first floor residential accommodation is assessed separately to the rear of the property and comprises two bedrooms, kitchen, bathroom and living room. A lock up garage to the rear of the parade will also be included in the letting.



Clayton

1 West Street

TO LET £8,500 per annum exc.

A ground floor office/retail property extending to 883 sq. ft. (82.03 sq. m.) comprising an open plan shop/sales area, two private offices and a meeting room off with brew room, and under stairs store. There is a separate shower room with WC facilities. The property benefits from good security with a parking area to the rear which is fenced along with electrically operated roller shutter to the rear and manual shutters to the front.



Droylsden

1 Manchester Road

TO LET

£45,000 per annum exclusive

The property comprises the imposing anchor unit of the property enjoying a substantial return frontage to Market Street. The property is situated in the heart of Droylsden town centre adjacent to Jones Wharf Development, the post office and opposite the proposed Metrolink Station. The unit is largely open plan to the ground floor and is deemed highly suitable for national retail showroom/leisure users, benefiting as it does from substantial basement stores and large loading bay. The property extend to approximately 4,389 sq. ft. (407.81 sq. m.).



Heywood

57 Market Street

TO LET

£8,750 pax

A ground floor retail unit with a sales area that extends to approximately 24.25 sq. m. (261 sq. ft.) along with rear storage leading to disabled WC. A further room, which is currently used as a preparation room is fitted with a sink unit, providing a brew area. Internally it benefits from plaster and painted walls, suspended ceilings, fluorescent lighting to part, good sales frontage and fitted with an electrically operated security roller shutter door.



East Didsbury

175 Fog Lane

TO LET

£8,000 pax

The available accommodation comprises a front sales area with two store rooms and wc to the rear extending to approx 616 sq. ft. (57.22 sq. m.). The premises benefit from a combination of fluorescent strip lighting and spot lighting, and electric ceiling mounted heaters. There is also a separate garage to the rear of the premises providing additional storage.



Sale

Hereford Street

TO LET

On application

The property comprises two retail units newly constructed, to a shell specification with appropriate services
Unit 4 – 776 sq. ft. (72.11 sq. m.)
Unit 6 – 11654 sq. ft. (1075.63 sq. m.)
The units are situated in the heart of Sale town centre off School Road, with newly constructed Aldi, Tesco, Sainsbury's and the shopping centre development nearby.



Ashton Under Lyne

222 Stamford Street Central

TO LET

Rentals upon Application

A former bank premises which is in the process of being converted to provide retail units to the ground floor with shared court yard from Stamford Street along with business/starter units to the first floor. There is a bar area to the lower ground floor level, which is self contained and benefits from having the main entrance of the property. Units are available from 200 sq. ft. (18.5 sq. m.) to 1,844 sq. ft. (170.9 sq. m.).



Manchester

Great Ancoats Street

TO LET

£19,000 pax

The property comprises substantial retail accommodation fronting the busy Great Ancoats Street and with a prominent return frontage to Port Street. The ground floor sales area benefits from suspended ceilings in part, category II lighting, single glazed timber frame casement windows and eclectically operated roller shutters. Storage space is provided by way of three basement chambers with male and female wc facilities in addition. Car parking can be provided to any ingoing tenant within a secure gated compound, also owned by the Landlord and within close proximity. The property would suit alternative use such as a restaurant, subject to the attainment of the relevant planning consents. 2,780 sq. ft.



Manchester

56-60 Shudehill

TO LET

By way of lease assignment £30,000 pax

The available accommodation comprises the ground floor and basement extending to 3886 sq. ft. (361.08 sq. m.) of a traditionally constructed detached mixed retail and office property currently benefitting from timber double shop front, suspended ceilings and strip fluorescent lighting to the sales area. The premises have most recently traded as a convenience store but now benefit from a change of use planning consent to A3 (Restaurant) (application no. 088704/FU/2008/C2) with further details available from the Agents. The premises also benefits from an on-licence for the sale of alcohol.



Droylsden

87 Market Street

TO LET £8,500 pax

The property comprises a prominently located ground floor retail unit fronting Market Street in Droylsden town centre. The unit extends to 497 sq. ft. (46.20 sq. m.) and has recently been trading as a sandwich bar with full refurbishment and fit out having taken place. Accordingly, the property is ready for immediate trading with fixtures and fittings currently in place including a seating area to the front, an Infico Serveover Counter, and kitchen facilities to the rear. The unit would also suit general A1 retail use.



Droylsden

1-3 Craven Street

TO LET

£12,000 per annum exc.

A double fronted ground floor unit benefiting from A3 planning consent for use as a restaurant. The property previously traded as Spice Indian Cuisine and is fully fitted out for immediate occupation. Internally the property has room for approx. 38 covers, a bar area, a designated kitchen area with fitted stainless steel appliances, and male and female wc's and extends to a total of 1,450 sq. ft. (134.71 sq. m.). Externally the property has electric roller shutter security on the door and windows. A public car park is also located nearby.



Manchester

360 Building, Duke Street/Rice Street

TO LET / MAY SELL

PRICE ON APPLICATION

A ground floor retail / restaurant unit extending to 4,413 sq. ft. (410 sq.m.) within a modern six storey apartment block situated in Manchester City Centre. The property benefits from A3 planning permission and on site car parking. May split.



Oldham

47 King Street

TO LET £7,500 pax

The property comprises a self contained two storey shop and office extending to 74.81 sq. m. (805 sq. ft.) overall. It has a ground floor sales area of 31.98 sq. m. (344 sq. ft.) with kitchen, office and storage facilities to the first floor. It has a frontage and display window to King Street and pedestrian access to the rear from George Street. Used most recently by a Travel Agent the property is considered to be suitable for a variety of trades or business.



Urmston

86 Flixton Road

TO LET

£9,500

A mid terraced retail property extending to 1326 sq. ft. (123.13 sq. m.) briefly comprising ground floor retail area together with first and second floor office, storage and ancillary accommodation. The shop benefits from electric security roller shutters to the shop front, modern suspended ceiling with recessed strip and spot lighting, carpet and laminate floor coverings, electric heating and externally there is a rear yard which is utilised for car parking purposes.



Oldham

70 Yorkshire Street

TO LET

**£7,350 pa exc. (assignment/sublet)
INCENTIVES AVAILABLE**

A three storey mid terraced property beneath a pitched slate roof providing retail/office to the ground floor, a further office to the first floor with a comms room and two storage rooms to the second floor.

2,134 sq. ft. (198.20 sq. m.).



Stockport

15 Bramhall Lane

TO LET

£6,500 pa exc.

The premises comprise a double fronted ground floor lock up retail unit which benefits from laminate flooring to the sales area, strip fluorescent lighting, uPVC windows and doors protected by security grills and electric heating. The property briefly comprises sales area with storeroom, wc and kitchenette to the rear. 542 sq. ft. (50.41 sq. m.).



Stockport

2A Castle Street

TO LET

£11,000 pax

A traditionally constructed ground floor lock up retail unit benefitting from a timber shop front, strip fluorescent lighting, electrically operated roller shutters and burglar alarm system. Loading access is provided to the rear of the premises along with parking for 1 no. vehicle. The property extends to approx 1005 sq. ft. (93.37 sq. m.) and has most recently traded as a furniture shop.





Stockport Station Road, Strines FOR SALE / TO LET Price on Application

From 2,560 sq. ft. (237.8 sq. m.) to 5,182 sq. ft. (481.4 sq. m.). The premises is a two storey office building. The unit is brand new and decorated throughout to a very high standard, being fully carpeted, benefiting from suspended ceilings, incorporating recessed fluorescent strip lighting, newly painted plaster walls, WC facilities to each floor, kitchen facilities, first floor shower suite and gas central heating throughout. The unit is fully DDA compliant and has an 8 person lift providing access to the first floor. Each floor being self contained the unit will split well into either 2 separate suites or possibly 4. We understand that with the unit there will be 15 dedicated car parking spaces. Additional parking may be available by separate negotiation.



Marple, Stockport Upper Hibbert Lane FOR SALE

Reduced £299,000

Substantial two storey double fronted property of stone construction beneath a pitched roof which is considered suitable for a variety of uses subject to consents being obtained and benefits from on site parking to the side considered suitable for approx. 8 vehicles. Internally the property benefits from gas central heating, part suspended ceilings, Velux windows to the loft space and electric security shutters to the shop front, 2565 sq. ft. (238 sq. m.).



Macclesfield First Avenue, Poynton TO LET Rent On Application

London house is a multi-let office building occupied by a wide range of professional businesses. The property benefits from onsite car parking located in the adjacent car park. Internally the accommodation benefits from a spacious reception area and offers flexible open plan offices, 8 person passenger lift, suspended ceilings and double glazed windows. From 1,415 - 4,907 sq. ft.



Manchester 121 Princess Street VARIOUS STUDIO/WORKSPACE TO LET From £3,200 pax

The property provides economical office/studio accommodation which could suit a wide variety of users subject to the necessary consents being obtained. The property benefits from passenger lifts serving all floors and 24 hour access. Size: From 673 sq. ft. - 3,381 sq. ft.



Oldham Manchester Road FOR SALE

Offers in excess of £140,000

A two storey, mid terraced period office property extending to 3,489 sq. ft. (324.13 sq. m.) which is of traditional construction surmounted by a slate roof, that was formerly two separate buildings but sometime ago combined to provide a number of private offices and meeting rooms. Internally, it retains some attractive features such as coving, picture and dado rails, a number of gas fires with surrounds and timber casement window frames. To the rear is a walled yard area and on street parking is available nearby.



Manchester Quebec Buildings, Bury Street TO LET

Rentals upon application

Modern offices constructed circa 2006 providing individual office suites which can be combined to accommodate larger requirements from 165 sq. ft. (15.33 sq. m.) up to 3,680 sq. ft. (341.87 sq. m.). The offices benefit from reception area, DDA compliance, air conditioning, double glazed windows, protected by roller shutters, CCTV, intercom access and onsite parking is available by way of separate negotiation and agreement.



Middleton Durham House TO LET

**£18,500 pa exc.
INCENTIVES AVAILABLE**

Modern self contained office building extending to 176.3 sq. m. (1,898 sq. ft.) accommodation is over three floors with inset lighting, suspended ceilings, double glazing and gas central heating. Secure on site parking.



Stockport • Houldsworth Mill Houldsworth Street, Reddish TO LET

Terms on application

High quality refurbished office space available from 3,500 - 20,000 sq. ft. (325.15 sq. m. - 1,858 sq. m.) (divisible) situated within a significant Grade II listed building with ample car parking.



Stockport • Bracondale House Wellington Road South TO LET

£40 pw
Individual office available 133 sq. ft. (12.4 sq. m.) benefiting from gas central heating and Cat II lighting. To the rear is a car park exclusively for the occupants of the office.



Oldham Chambers Business Centre, Chapel Street TO LET

Rentals available upon request

A former mill premises offering office and workshop space from 500 sq. ft. (45.46 sq. m.) to 35,000 sq. ft. (3,251.50 sq. m.). The sites benefits from modern shared kitchen and WC facilities, lifts to all floors and excellent security provisions. There is also parking on site.



Bredbury Charter House, Latham Close TO LET £12,000 all inc.

A fully enclosed and secure office suite (1360sq. ft. / 126.41 sq. m.), sub divided by way of lightweight demountable partitioning to provide a large open plan office area and three further small office areas. The suite benefits from category II lighting, electric heaters, uPVC double glazed casement windows, emergency lighting and perimeter trunking. Access to the first floor at the premises is shared between the incoming occupier and the other occupiers at the property. The suite is also largely fully furnished and ready for immediate occupation. Shared WC and kitchen facilities are also in situ, and dedicated car parking is available in the immediate vicinity.



Manchester

Sunlight House, Quay Street

TO LET (By way of lease assignment)
Rental upon request INCENTIVES AVAILABLE

The accommodation comprises a third floor self contained office suite extending to 5,308 sq. ft. (493.21 sq. m.) benefiting from air conditioning, suspended ceilings, category II lighting, perimeter trunking, gas fired central heating and single glazed timber framed casement windows. Most of the office accommodation is open plan providing space for some 50 work stations, whilst meeting and private office facilities are also in situ, along with a refitted canteen and attractive dedicated reception areas. The main reception area and common areas to Sunlight House have also been refurbished to a high standard.



Chadderton Fields New Road

TO LET
£7,500 pax

A single storey suite of offices extending to 1,013 sq. ft. (94.15 sq. m.) that have been fully refurbished comprising a number of cellular offices, along with modern kitchen and WC facilities. Internally it briefly offers plaster and painted walls, suspended ceilings, fluorescent lighting, gas central heating, double glazing and new carpets. Parking is available directly to the front of the suite.



Stockport Abbey House, St Petersgate

TO LET
£15,000 per annum exc

The offices form the third floor of Abbey House extending to 2,134 sq. ft. (198.26 sq. m.) enjoying full glazing to front and rear elevations. The accommodation benefits from new floor coverings and internal decoration, suspended ceiling with integral lighting, full perimeter trunking, kitchen and refitted w.c. facilities.



Cheshire

Romiley Hall Mill, Oakwood Road

TO LET
£6.00 per sq. ft.

The property comprises a substantial office complex centred around a traditionally constructed former farm house building along with a more modern single storey extension providing further accommodation. The accommodation provided in the original farm house consists of cellular offices with high ceilings, whilst the modern section comprises more open plan accommodation with further cellular offices and ancillary areas. 7,195 sq. ft. (668.15 sq. m.).



Bolton Unit 2b Spa Road

TO LET
£5,200 pa exc.
INCENTIVES AVAILABLE

The property comprises a ground floor suite of offices that extend to approximately 88.16 sq. m. (949 sq. ft.). Suitable for a number of uses (subject to consent). Access is from Spa Road, via steps to the main entrance. There is a sink unit and WC facilities.



Whitefield

273/275 Bury New Road

TO LET
Rental from £1,950 pa exc.

The accommodation available is located to the first and second floors of a parade of retail and office units, the entrance to the property fronts onto Bury New Road. The offices are set out as individual suites but benefit from the communal use of kitchen and WC facilities. 222 sq. ft.



Bolton Unit 3b Spa Road Industrial Estate

TO LET
£5,200 pa exc.

The unit comprises first floor accommodation extending to 4,521 sq. ft. (419.98 sq. m.) within a traditionally constructed former office premises of elevations of coursed and dressed natural stonework under a pitched slate covered roof. The unit benefits from a dedicated reception and office area, along with kitchenette and male and female WC facilities.



Stockport • Hilton House

Lord Street
TO LET

Rental from £7.50 per sq. ft.

Prominent town centre office building with on site parking. Currently there is one suite available, 1,880 sq. ft. - 5,250 sq. ft. Recently refurbished and benefiting from lift access.



Prestwich 2 Clifton Road

TO LET
£4,750 pa exc.

Prominently situated, traditionally constructed property comprising a suite of first floor offices together with kitchen and WC facilities. With public car parking opposite the property and within easy access to M60 orbital motorway. 826 sq. ft. (76.73 sq.m.).



Cheadle

Bruntwood Hall • Schools Hall
TO LET / FOR SALE

Price upon application

An attractive, imposing period office building, originally constructed in 1861 and converted offices in recent years. Accommodation over ground, 1st and 2nd floors and in addition there is a basement suitable for storage/office use. Has recently been refurbished to include new carpeting and decoration with oil fired CH, many period features, impressive ent hall including galleried landing and new feature lighting and is considered suitable for various uses subject to the necessary consent being obtained. From 100 sq. ft. (9.3 sq. m.) up to 10,488 sq. ft. (974.4 sq. m.).





Manchester

Suite 1, 14 St Mary's Parsonage

TO LET

£37,500 pax

2,338 sq. ft. (217.20 sq. m.). Century Buildings is one of the City's most prestigious apartment blocks where according to legend the first £1 million apartment was sold in Manchester. The property is situated in a conservation area fronting onto Parsonage Gardens having impressive views of the River Irwell at the rear. St Mary's Parsonage is in the heart of Manchester City Centre's commercial district with many high quality offices, shops and department stores in close proximity. Parsonage Gardens is a rare green haven in the city centre providing a tranquil setting in a busy commercial environment. Individually designed to a very high architectural standard, the open plan specification includes full glazed elevations, for conditioning, balconies/patio overlooking the River Irwell, internal concertina shutters, raised floors etc providing modern contemporary accommodation. Close neighbours to the accommodation include The Lowery Hotel, The Edge, Kendals and Spinningfields.



Oldham

11 Slater Street

FOR SALE / TO LET

O.I.E. £225,000 / from £10,000 pa exc.

The property comprises a detached two storey showroom and office building with a gross internal floor area of 204.19 sq. m. (2,198 sq. ft.). It provides showroom and office space to the ground floor and on the first floor there is a suite of offices with separate external access extending to 78.04 sq. m. (840 sq. ft.) on a net internal basis. UPVC double glazed windows are fitted throughout and there are gas fired central heating systems to both floors. There is car parking in the grounds surrounding the property with room for up to 6 vehicles. Available as a whole or separately.



Whitefield

136 A Bury New Road

TO LET

£5,500 per annum exc

The property comprises a first floor office suite consisting of four separate rooms with W.C facilities in addition. Access is provided from the pavement by way of a small lobby area on the ground floor which benefits from aluminium double entrance doors and an internally mounted roller shutter. The property benefits from UPVC double glazed casement windows in the most part and electric radiators. 62.37 sq. m. (671 sq. ft.).



Openshaw

Elizabeth House, off Victoria Street

TO LET

£38,000 pax

First floor modern office extending to 4,720 sq. ft. (438.54 sq. m.). The offices benefit from:- full double glazing, raised floors, central heating, suspended ceilings with category 2 lighting, air conditioning, full DDA compliance, passenger lift. Externally the Elizabeth House car park can accommodate approximately 65 vehicles.



Old Trafford

532 Stretford Road

TO LET / MAY SELL

£13,500pax / £195,000

A mid terraced office over four floors including a cellar, the property is externally well maintained with new tiled roof, part double glazed windows and extends to 2,724 sq. ft. (254 sq. m.). The property benefits from a large gated yard with hard standing to the rear and separate access considered suitable for upto 6 cars and the front forecourt considered suitable for 2 vehicles. Also the heating is electric storage heaters.



Stockport

2 Greek Street

FOR SALE £375,000

Substantial two storey office premises of traditional construction which has undergone extensive refurbishment works to include:- new floor coverings, (including oak) suspended ceilings incorporating Cat II lighting new kitchen air conditioning throughout total rewiring including burglar and fire alarm re-plastered walls perimeter trunking new render to front elevation on site car parking for approximately 5 cars to the rear. The property extends to 4,700 sq. ft. /436.6 sq. m.



Stockport

20 Greek Street

FOR SALE £120,000

TO LET £8,000 pa exc.

Traditionally constructed 2 storey office premises with basement storage areas. The premises have recently been refurbished to include new carpeting, gas ch, decoration, lighting and new feature bay window. Three car parking spaces will be designated within close proximity, by way of separate licence agreement. 1,133 sq. ft. (105.21 sq. m.).



Oldham

Suite 4, 5B, C & 6B Whitney Court

TO LET From £5,200 per annum

A two storey, self contained office suite with kitchen and WC facilities and a separate first floor office suite located on the popular Southlink Business Park that internally comprises plaster painted walls, suspended ceilings, category II lighting, perimeter trunking, double glazed windows and carpeted floors. Kitchen and toilet facilities are shared on the ground floor and have key padlocks for additional security. Allocated parking available. From 339 sq. ft. (31.50 sq. m.) to 3,462 sq. ft. (321.62 sq. m.).



Stockport

1 Massie Street • Cheadle

TO LET

Reduced to £7,000 pax INCENTIVES AVAILABLE

The property comprises a recently part refurbished first floor office suite 1,060 sq. ft. (98.5 sq. m.) enjoying electric storage heating, strip fluorescent lighting and new kitchenette and w.c. facilities. The property is served by an attractive tiled reception area to the ground floor with access served from Massie Street.



Hyde

Railway Street

TO LET

£12,500 pa exclusive

The property is of traditional construction and the accommodation comprises a studio/showroom/office with workshop/storage facility over the upper ground and basement floors. The upper ground floor provides pleasant open plan accommodation with a private office, kitchen/canteen and WC. The basement, providing light storage, has a head room of 2.27m with solid floor, strip lighting, steel stanchions and access to a covered area. It also benefits from a WC, shower room, three phase power and is alarmed.



Failsworth

463/465 Oldham Road

FOR SALE O. I.R.O. £225,000

TO LET £21,000 pa exc.

The property comprises substantial single storey former bank premises that have been combined with two storey inner terraced retail/office properties to create a professional office building with a frontage over 19m (62 ft) to Oldham Road. It provides a variety of private and open plan offices with shop frontage to part and additional storage in the basement. It extends to over 4,200 sq. ft. (392 sq. m.) with a net floor area of 3,116 sq. ft. (289 sq. m.).



Altrincham

29A The Downs

TO LET

£25,000 pax

The property comprises a traditionally constructed two storey office premises extending to 2,503 sq. ft. (232 sq. m.) benefitting from gas fired central heating, single glazed timber framed casements in the most part and a number of Velux roof lights at first floor level. The ground floor is divided into 4 no. distinct offices with separate kitchenette and toilet facilities whilst the first floor accommodation is partitioned to provide 5 no. offices arranged around an attractive central spiral staircase. 2 no. dedicated onsite car parking spaces will be allocated with the property.



Oldham

King Street

TO LET

REDUCED £10,500 pax

A ground floor suite comprising an open plan office incorporating, two private offices and a meeting room/office with kitchen area to the rear. Ladies, gents and a disabled W.C are installed. The property is considered suitable for retail but we would recommend making own enquiries to the local authority. Located on the edge of the town centre close to all amenities. 1,270 sq. ft.



Oldham

111 Union Street

TO LET

REDUCED TO £26,500 pax

A 2 storey self contained office building built circa 1970 and providing a variety of private and open plan offices with meeting rooms, kitchens and toilet facilities. It has a private car park to the rear with 5 spaces. Prominent town centre position within walking distance of bus and rail stations. 3,019 sq. ft. (280.48 sq. m.)



Stockport • Meadow Mill

Water Street

TO LET

From £3.50 psf pax.

5th and 6th floor refurbished mill/business accommodation providing new windows, new heating, new lighting in one of the most prominent mills in Stockport. The units range from 4,000 sq. ft. (371.6 sq. m.) to 15,000 sq. ft. (1,393.5 sq. m.).



Manchester

72 Gartside Street

TO LET

£30,000pax

A three storey self contained office premises extending to 2,009 sq. ft. (186.63 sq. m.) Internally the property is divided to form a number of private and open plan offices together with ancillary accommodation. Externally there are 3 no designated car parking spaces which if parked in tandem could accommodate 5 vehicles.



Manchester

60 Shudehill

TO LET

£85.00 per week, per office

First floor office accommodation provided within a 3 storey traditionally constructed premises, with separate ground floor access from Shudehill. The premises provide shared w.c. facilities, inter-com door entry, Economy 7 heating, uPVC double glazing and individual kitchen facilities. All units are separately assessed for rates and are separately metered for electricity.
Office 3 – 375 sq. ft. (34.85 sq. m.)
Office 4 – 408 sq. ft. (37.90 sq. m.)



Oldham

Union Street

TO LET

**INCENTIVES AVAILABLE
Rental from £6.50 per sq ft, exc.**

The property comprises a town centre office development built circa 1985 in five interconnecting blocks with parking to the undercroft and to the rear arranged in an L shape around a central court yard. Accommodation is currently available in Block B, C & D from 638 sq. ft. (59.27 sq. m.) with lift access available to D.



Audenshaw

Manor Street

TO LET £6,950 pax

A self contained suite of offices which extend to approximately 137.96 sq. m. (1,485 sq. ft.) net internal area providing a pleasant and comfortable office environment. Internally the property benefits from plastered and painted walls, telephone points, double glazing and gas central heating. Kitchen and WC facilities. An intruder alarm is fitted along with roller shutters to the entrance providing good security. On street parking is available close by.



Stockport

Prudential Buildings, 61 St Pertersgate

TO LET

From £5,000 per annum exc.

The property comprises a landmark period office building situated within the centre of Stockport and providing office accommodation over four floors. The suites comprise in the most part traditional style cellular office accommodation, mostly benefitting from suspended ceilings, category II lighting, part perimeter trunking, part carpeting and part timber floors with a mixture of UPVC double glazed casement windows and single glazed timber framed casement windows. All floors benefit from lift access. Accommodation available from 742 sq. ft. (68.9 sq. m.).



Salford Quays

210 Metroplex Business Park

TO LET (Lease assignment)

£90,000 per annum exclusive

INCENTIVES AVAILABLE. A modern detached two storey unit located within an established Business Park extending to 14,752 sq. ft. (1,370.50 sq. m.). The accomm. is arranged to provide a hi-tech manufacturing suite at ground floor, whilst the upper floor currently comprises a large open plan office, including raised floors, suspended ceilings and comfort cooling. There is potential for the ground floor to be converted to provide additional office space as required. There is ample car parking provision available fronting the unit for approximately 40 vehicles. A communal service yard is located to the rear providing delivery access via a single roller shutter.





Manchester

Spectrum Building, Black Friars Road

TO LET

Rental Upon Application

Unit 2 is fitted out to a high standard comprising the former sales office of the building and benefits from carpet and tiled floor covering, DDA compliant access, plastered and painted walls, air conditioning units, recessed lighting and double glazing. 4,340 sq. ft. (403.19 sq. m.). Unit 9A is currently fitted out a shell specification with powder coated aluminium double glazed shop front and door. 1,050 sq ft (97.56 sq m). The units are considered suitable for a variety of uses subject to planning consent.



Stockport

Blade House, Battersea Road

TO LET

£14,500 pax INCENTIVES AVAILABLE

Accommodation comprising the majority of the ground floor of a two storey detached office building. The accommodation is arranged as independent reception area with a further 6no. cellular offices, kitchenette and store with floor areas as given below. The majority of the windows are protected by way of electrically operated roller shutters and the premises benefit from gas fired central heating throughout, strip fluorescent lighting and shared use of a secured fenced and gated rear yard for car parking. Approximate net internal floor area of 2,075 sq. ft. (192.54 sq. m.).



Warrington

Enterprise House, Wilson Pattern Street

TO LET

£32,500 pax

Single storey office building with rendered elevations beneath a pitched roof. Internally the offices benefits from carpeting throughout, double glazing, gas fired central heating and category II lighting. Externally the property also benefits from a substantial car parking area considered suitable for approximately 20 vehicles. Total gross internal area is 5,753 sq. ft. (534.43 sq. m.).



Manchester

Unit 1D The Lock Building, Whitworth Street West

TO LET

£20,000 pax

The premises comprises the ground floor and mezzanine former sales and letting office which has been fitted out to a high standard to included wooden and carpet floor coverings, plastered and painted walls, electric heating, intruder alarm, fitted kitchen, full height glazed frontage protected by electrical security shutters and LG7 lighting. The property extends to a total Net internal area of 768 sq. ft. (71.38 sq. m.).



Manchester • Caxton Hall

Chapel Street, Salford

TO LET

Rental from £45 per week

The property is of traditional construction and provides office accommodation on first and second floors with a ground floor reception and basement storage. The office suites benefit from communal entrance area, toilets and kitchen facility. 263 sq. ft. - 2,751 sq. ft.



Bolton

Capitol House, 51 Churchgate

TO LET

£15,500 pax

Modern ground floor office accommodation available from 1125 sq. ft. (104.51 sq. m.). The space benefits from a meeting rooms, perimeter network trunking, kitchenette facilities, male and female WC and air conditioning. The property is situation in Bolton town centre.



Denton

Unit 4 Catherine Street West

TO LET £4,500 pax

INCENTIVES AVAILABLE

A single storey building office and storage accommodation extending to 960 sq. ft. (89.18 sq. m.) along with access via a roller shutter loading door. It benefits from gas central heating, part double glazing and fluorescent lighting. WC and kitchen facilities are fitted. It would be ideal for a new start up and suitable for a number of uses (sub to consent).



Cheshire

Fountain Square, Disley

TO LET

£7,500 pax

INCENTIVES AVAILABLE

The offices occupy the first and second floors above Natwest Bank at the heart of Disley Village centre within a period building. The offices are self contained and are immediately available. 1,150 sq. ft.



Royton • Union Street

FOR SALE £125,000

A two storey former workshop which is currently undergoing extensive renovation works including a new roof. This will provide four self contained office suites which we understand will extend to approximately 139.35 sq m (1,500 sq ft) net internal area, or thereabouts. Internally, each suite will benefit from plaster painted walls, suspended ceilings, fluorescent light, perimeter trunking, double glazing and electric heating. Each suite will have a kitchen and WC. facilities. To the rear is a shared car parking area of which we understand each suite will benefit from 10 designated parking spaces.



Denton

51a Manchester Road

TO LET

£13,000 pa ex c

The premises have undergone significant refurbishment creating a new self contained office suite. The suite has been refurbished to a very high standard comprising new electrical wiring, uPVC double glazing, new carpets, computer points, Cat II lighting, internal decoration together with w.c. and kitchen facilities. 1,837 sq. ft. (171 sq. m.).



Manchester

**2A, 3, 3A, 4 & 4A Great Northern Tower
The Square, Watson Street**

TO LET

Based on £20.00 per sq ft

Various units considered suitable for retail / bar / office / restaurant use available from 1,440 sq. ft. (134 sq. m.) upto 8,486 sq. ft. (788 sq. m.). The units are of a shell specification and have 4no on site car parking spaces.



Urmston

102 Higher Road

TO LET

£5,000 pax

The property comprises a semi detached office / workshop arranged over ground and first floors. The premises benefit from a mixture of single glazed timber framed casement windows and UPVC double glazed replacements and are currently undergoing refurbishment by the landlords. Prospective tenants will be able to have input into the final specification, subject to negotiation with the landlords. 2 no. dedicated car parking spaces will be provided to the immediate rear of the premises. The property extends to a total net internal area of 830 sq. ft. (77.1 sq. m.).



Sale

1a Hereford Street

TO LET/MAY SELL

£10,950 pax / £195,000

The property comprises a recently constructed three storey detached office building extending to 1,106 sq. ft. (102.75 sq. m.) which benefits from DDA access, double glazing, gas fired central heating, 3 compartment perimeter trunking, category II lighting, new carpeting and fire alarm system. The property also provides flexibility and although it is currently laid out as cellular offices this can readily be altered to an open plan layout.



Stockport

79 Wellington Road South

TO LET

Rental upon Application

A former bank premises providing accommodation over three levels briefly comprising ground floor open plan banking hall, basement storage and first floor office accommodation which can be self contained. The premises are considered suitable for alternative uses subject to the necessary consents being obtained. Externally there are 3no car parking spaces. Total net internal area 2,870 sq. ft. (266.59 sq. m.).



Cheadle

19 High Street

TO LET

£4,200 pax

First floor self contained office suite extending to 427 sq. ft. (39.64 sq. m.) which briefly comprises open plan front office, kitchen, store/cloaks and wc. The premises benefit from air conditioning unit, window blinds, strip lighting and carpeting.



Harpurhey

North City Shopping Centre Rochdale Road

TO LET

£7,250 pax

The accommodation comprises a modern first floor office suite extending to 861 sq. ft. (79.99 sq. m.) with shared reception, kitchen, WC facilities. Internally it benefits from: Plaster and painted walls, suspended ceiling and fluorescent lighting, perimeter trunking (skirting board level), carpeted throughout, double glazing, electric heating. 3 onsite parking spaces. Security including CCTV. The suite can be taken as a whole or individually and a meeting room may be available on a pre booking basis.



Oldham

Security House, 140 Derker Street

TO LET

£8,000 pax

A modern two storey self contained office extending to 930 sq. ft. (86.40 sq. m.) building providing a reception/waiting room, two private offices along with a kitchen and wc facilities to the ground floor. To the first floor is an open plan office area. Gas central heating and double glazing is fitted. Allocated parking is available adjacent to the property.



Oldham

9 King Street

TO LET

£9,000 pax

A self contained ground floor office suite extending to 908 sq. ft. (84.36 sq. m.) comprising reception office, waiting area, private office off along with four further offices, stationary cupboard/store, along with WC facilities and a kitchen area. The property would ideally suit the professional user or similar businesses (subject to consent).



Droylsden

First Floor, 93 Market Street

TO LET

£17,500 per annum exclusive

First floor office space forming part of Wharf Point in Droylsden town centre. The offices are self-contained with lift access (disabled access) and comprise mainly open plan office accommodation with separate cellular offices leading off a central corridor. In total there are six large separate office rooms with carpeted floors, suspended ceilings, recessed lighting and gas central heating. Separate male and female toilets, a disabled toilet and kitchen facilities are also provided at this level. The offices extend to 2954 sq. ft. (274.41 sq. m.).



Manchester

**Units 1A-1E, The Lock Building,
Whitworth Street West**

TO LET

Rentals Upon Application

Ground floor and mezzanine units, suitable for A1A2 plus A3 & A4 uses from 196 sq. ft. (18.2 sq. m.) up to 3,612 sq. ft. (336 sq. m.) in the heart of Manchester City Centre. The properties benefit from on site car parking and are all fitted to a shell specification.





**Trafford Park
Southfield Industrial Estate, Praed Road
FOR SALE / TO LET
Upon Application**

148.6 sq. m. (1,600 sq. ft.) up to 1435.3 sq. m. (15,450 sq. ft.). Modern industrial units and offices situated within a gated and fenced with ample on site parking. The Estate comprises of 8 modern single storey units. Most units benefit from, uPVC double glazing, three phase power, strip fluorescent and sodium lighting. The eaves height is 5.3m. The offices benefit from suspended ceilings with category II lighting and gas central heating.



**Denton • Shandon House, Egerton Street
TO LET £30,000 per annum**

The property comprises a site area of approx. 0.77 acres (0.312ha) with single storey detached office building, cabin office, main workshop along with a smaller workshop. Additionally there is an oil tank with x 2 pumps and a site drainage tank. Car parking is available to accommodate a minimum of 25 cars and site benefits from a customer and works entrance. The office accommodation offers a reception with ladies and gents toilet facilities, open plan office with small kitchen area off and telecoms room, meeting room and six private offices. It benefits from gas central heating, air conditioning, double glazing, suspended ceilings and fluorescent lighting. There is good security with an alarm installed and security roller shutters. The main workshop extends to approx. 251.02 sq. m. (2,702 sq. ft.) with the side elevation constructed of brick and block work and clad.



**Haslingden • Bentwood Road
TO LET / FOR SALE**

**Rental: From £1.00 per sq. ft. in the 1st year
Price: On Application**

The premises comprise an extensive single storey industrial warehouse which has recently been refurbished to include redecoration, new floor coverings to offices, gas space heating, new lighting and with loading access provided by way of 3 no. roller shutter doors. A two storey office block has been added which provides a selection of open plan and private offices together with ancillary and staff amenities including canteen and changing areas. Externally the building has been over-clad and benefits from separate car parking and loading yard areas. 34,000 sq. ft.



**Rochdale
Units 2-3 Liley Street
TO LET From £3.50 per sq ft**

The premises comprise two of a terrace of four individual industrial/warehouse units from 3,446 sq. ft. (320.13 sq. m.) to 6,922 sq. ft. (643.05 sq. m.) of steel portal frame construction with brick clad full height elevations and a profile steel clad roof. The units benefit from a secure tarmac yard/car parking enclosed by a palisade steel fence. Internally the units provide open plan warehousing and storage space with solid concrete floors, concertina shutters and small partitioned offices. Each unit also has a gas air blower heater. The units are available either individually or as one unit.



**Openshaw
1121 Ashton Old Road
TO LET
From £8.00 per sq ft**

Single storey unit of brick elevations which is to undergo a refurbishment program to include a new roof of profile sheet cladding with a proposal also to fit new shop fronts. Internally the unit is mainly open plan and externally there is tarmac/adam car parking area to the front and side which can accommodate approx. 22 cars. Units can be made available from 1,500 sq. ft. (139.35 sq. m.) up to 7,452 sq. ft. (692.29 sq. m.) on a gross internal basis.



**Denton
Unit 1 Catherine Street West
TO LET
£3,100 pax**

The property comprises a single storey workshop/storage unit constructed of brick beneath a sloping roof with clear light panels. Access is via double loading doors fitted with roller shutter, eaves height is approximately 3.48m and the floor is concrete. There is currently no WC. The unit extends to approx 558 sq. ft. (51.82 sq. m.).



**Oldham
Unit 3 Cromford Business Centre
TO LET
£3,750 per annum exclusive**

A modern single storey workshop/ideal starter unit extending to 574 sq. ft. (53.36 sq. m.) constructed of brick and blockwork beneath a mono pitched roof with up and over loading/access doors and solid floor. Headroom is between 3.03m minimum to 4.06m maximum and WC facilities are installed.



**Bury
Bright Street Works
TO LET
From £2,600 pax**

The units available comprise in the most part self contained workshop / warehouse accommodation of traditional constructions of a mixture of pitched slate roofs and profile sheet metal roofs. Most units have integral WC and are accessed by way of manually operated roller shutters. Various unit available from 377 sq. ft. (39.51 sq. m.) up to 2,062 sq. ft. (191.56 sq. m.).



**Manchester
Talbot Mill, 44 Ellesmere Street
TO LET
From £5,750 - £9,750 per annum exc**

The property comprises a four storey former mill complex which has been subdivided to provide manufacturing and storage units. All upper floor units are served by a communal goods lift and car parking is provided on site for tenants in a private rear yard. Units available from 3905 sq. ft. (362.82 sq. m.) up to 9808 sq. ft. (911.18 sq. m.).



**Oldham
Unit 2 Gould Street
TO LET
£3,100 per annum exc.**

The property comprises a single storey workshop / storage unit constructed of brick beneath a pitched roof with concertina access / loading door (3.52m height), solid floor, 3.67m approximate headroom and WC facilities. Extends to 461 sq. ft. (42.81 sq. m.).



Oldham

Mount Pleasant Business Centre, Off Jackson Street

TO LET

Rentals upon application

Modern industrial / workshop units from 4,387 sq. ft. (407.5 sq. m.) up to 12,283 sq. ft. (1,141 sq. m.), situated on a modern business park close to Oldham town centre. The units benefit from eaves from 4.0m to 6.91m, concrete floors and up and over loading/access door. There are integral office sections and disabled facilities.



Dukinfield

Cooper Street

FOR SALE / TO LET

£325,000 / £20,500 pa exc.

A detached single storey industrial unit of steel frame construction with main walls of concrete block work finished externally with profile steel cladding under a pitched roof also covered with profile steel cladding. Eaves height is 3.8m and the front elevation is designed to provide 7 open bays each with their own electrically operated roller shutter door. A mezzanine provides stores, works office and there is an office/reception extension. The property is situated on Cooper Street just off King Street (A627) approximately one quarter of a mile to the north of the centre of Dukinfield and half a mile to the south of Ashton under Lyne town centre. Junction 23 of the M60 is approximately 1.3 miles to the west which links to the national motorway network. Workshop: 472.45 sq. m. / 5,086 sq. ft. Mezzanine: 58.08 sq. m. / 625 sq. ft. Office: 15.53 sq. m. / 167 sq. ft.



Dukinfield

River Mill, Park Road

TO LET

From £2.75 per sq ft

The property comprises a substantial mill premises within which the ground floor has been split to provide a number of units, some which front onto Park Road and have roller shutter loading access. In addition there are a number of smaller units available to the rear, head room is approximately 4.12m and fork lift access will be available via a shared loading area to the rear to all units. Fluorescent lighting is fitted.



Stockport • Houldsworth Mill

Reddish

TO LET

Rents from £2.00 per sq. ft.

Refurbished industrial workshop/storage unit available in a significant grade 2 listed building currently undergoing a comprehensive £9 million regeneration project. All units have lift access. Units available on ground and upper floors, from 2,000 sq. ft. to 10,000 sq. ft. (185.80 sq. m. - 929 sq. m.).



Stockport

Gorsey Mount Street

Waterloo Works

TO LET

£3,120 - £5,000 pa exc.

INCENTIVES AVAILABLE

Terrace of self contained units of steel frame construction with metal profile cladding to the front elevation, 400-975 sq. ft. The units benefit from roller shutter loading access, lighting, kitchen and wc facilities.



Bolton

Unit 3 Spa Road Industrial Estate

TO LET

Reduced to £17,500 pa exc.

INCENTIVES AVAILABLE

Ground and first floor workshop/ warehouse 12,522 sq. ft. (1,163 sq. m.) with large sliding metal concertina shutter doors providing access to loading bay and private yard area. Approximately 1/4 of a mile from Bolton town centre and convenient for all local amenities with easy access to local motorway network.



Stockport

Meadow Mill, Water Street

TO LET

Rents on application

The units are self contained forming part of the Meadow Mill Complex, which is a substantial fire-proof mill building. All floors provide well lit manufacturing/ storage accommodation which are sprinklered throughout and served by attended goods lifts. There is ample car parking and circulation space. The units range from 341 sq. ft. - 4,970 sq. ft.



Wigan

Eckersley Mill & Swan Meadow

TO LET

Rentals upon Application

Swan Meadow Industrial Estate Complex comprises mainly single storey modern industrial units with roller shutter access. The Eckersley Mill Complex provides traditional mill accommodation suitable for a variety of uses subject to planning consent. Accommodation from 1500 sq. ft. (139.35 sq. m.) to 79,000 sq. ft. (7,339.1 sq. m.).



Oldham

117 Huddersfield Road

TO LET / MAY SELL

£26,500 pax

A prominently positioned single storey warehouse of steel frame construction with brick walls and a pitched roof, extending to approx 4760 sq. ft. (442.12 sq. m.). It has retail consent/usage to part and offices/ancillary space to one side. The main frontage is to Huddersfield Road with return frontages to Miles Street and Bentley Street. There is a roller shutter vehicle access and loading door to Miles Street and a surfaced and enclosed car park with fourteen spaces and access from either Miles Street or Bentley Street. There is fenestration to three elevations and planning consent for the installation of larger display windows to the Huddersfield Road frontage.



Stockport

Hempshaw Industrial Estate

TO LET

Available from £3,650 pax

The units comprise traditionally constructed workshop/storage accommodation from 1182 sq. ft. (110 sq. m.) to 1613 sq. ft. (149 sq. m.). The Estate is fully secure, fenced and gated and provides private parking for tenants and their visitors. Ground floor units benefit from manually operated shutters to the windows and loading access is generally by way of roller shutters also.





**Stockport
Battersea Road
TO LET
Rental upon application**

Detached self contained part two storey, part single storey industrial premises previously used for catering purposes and is currently fitted out to include cold and chilled storage areas and cooking equipment (a full list of the fixtures and fittings can be supplied upon request). The premises briefly comprise, two storey office block to the front with two storey storage/preparation unit within in turn lead through to single storey section forming an "L Shape" around a substantial yard / car parking area. The premises benefit from internal goods lifts, roller shutter loading access, three phase power, category 5 cabling and gas central heating to the offices. The property extends to 34,908 sq. ft. (3,243 sq. m.) and site on a site area of 1.25 acres.



**Stockport • G17 Houldsworth Mill
Reddish
TO LET**

PRICE ON APPLICATION

Single storey warehouse benefiting from new steel cladding to front wall and roof double steel loading doors, w.c. facilities and warm air blowers. Lighting and re-wiring works will be undertaken upon consultation with the in-going tenant. 8,217 sq. ft. (763.4 sq. m.).



**Chadderton
Fields New Road
TO LET**

From £8,000 per annum EXC.

The site comprises a number of single storey workshop / warehouse premises from 1,918 sq. ft. (178.16 sq. m.) to 12,010 sq. ft. (1,115.73 sq. m.). Each benefiting from parking loading parking, loading and turning areas.



**Cheadle • Stockport
Unit 24 Demmings Road Industrial Est.
FOR SALE/TO LET**

£195,000/£17,250 pax

Single storey industrial workshop/warehouse unit which has recently undergone refurbishment works to include new electrics, new roller shutter loading door. Externally the unit benefits from front car parking for approximately 6 no. car and delivery area. New ramp loading access is provided. 4,921 sq. ft. (457.16 sq. m.).



**Shaw • Rutland Way/Linley Lane
TO LET**

**Unit 1 - £7,500 pax
3,802 sq. ft. (353.21 sq. m.)
Unit 2 - £9,750 pax
4,313 sq. ft. (400.68 sq. m.)**

X2 single storey industrial units of traditional construction which forms part of a larger complex. There is a shared yard/car parking to the front of the units. Internally, the units have a solid floor, double loading doors, mezzanine floor providing additional storage and a minimum head height of 2.81m. They units also benefit from 3 phase electricity.



**Manchester
2-6 Midland Street, Ardwick
TO LET OFFERS INVITED (WILL SPLIT)
FOR SALE OFFERS INVITED**

A double bay, single storey warehouse unit of steel portal construction with brick infill walls under a corrugated roof. To the front of the property is a two storey area with office/showroom and sales area. Externally there is a private car park for 20 vehicles with HGV access into two separate loading doors. 21,018 sq. ft. (1,952.52 sq. m.).



**Manchester
14 Addlington Street
TO LET**

£14,500 pax
The property comprises a semi detached workshop/warehouse premises extending to 4,676 sq. ft. (434.44 sq. m.). The accommodation is arranged over lower ground, upper ground and first floors and offers a mixture of workshop and warehousing along with some partitioned cellular office space. The premises benefit from a burglar alarm system, gas fired central heating to the office portion, and roller shutter loading access to Addlington Street. 5no. car parking spaces will be made available to the Tenant at another property owned by the Landlord in the immediate vicinity.



**Leigh
Firsdale Industrial Estate, Nangreaves Street
TO LET**

Based upon £3.00 per sq. ft.

Substantial Industrial Estate providing self contained single storey industrial units mainly of brick elevation beneath pitched roofs. All the units benefit from roller shutter loading access and many units also benefit from office ancillary accommodation. Fenced and surfaced storage yards are also available on site. Accommodation available from 759 sq. ft. (70.5 sq. m.) to 6,731 sq. ft. (625.3 sq. m.).



**Radcliffe
Bradley Fold Trading Estate
TO LET**

Rentals upon Application
Various single storey units available from 7,422 sq. ft. (690 sq. m.) to 19,128 sq. ft. (1,777 sq. m.). The unit benefits from loading access via 3 no. roller shutter doors and 1 no. concertina loading door, the office areas are centrally heated and there is three phase power to the workshop area. The Trading Estate is situated at the junction of Bradley Fold Road and Radcliffe Moor Road (A665) which branches from Bury New Road (A58).



**Milnrow
New Street
TO LET
£17,500 pax**

The property comprises detached garage and workshop premises with a forecourt and yard within a total site area of approximately 0.13 hectares (0.31 acres) and extends to a total of 2241 sq. ft. (208.22 sq. m.).



**Royton • Moss Lane Industrial
TO LET £17,000 pax**

The property comprises three interlinking bays, two of which are workshop/storage unit, known as units 18 & 19, both with concertina vehicle access doors and extending to 1,203 sq. ft. (111.76 sq. m.) and 803 sq. ft. (74.60 sq. m.) respectively. Unit 29 provides a two storey office property with adjoining workshop with mezzanine area that extends to 1,711 sq. ft. (158.95 sq. m.). The property is built of traditional construction surmounted by a pitched corrugated roof with translucent roof panels, solid floor with eaves height 4.3m. Three phase power and gas is available. The property is available as a whole or could be split, if required subject to terms and works required.



Middleton Mills Hill Trading Estate, Mills Hill Road TO LET From £8,500 per annum exc

The site comprises a mixture of modern and traditional type single storey industrial/workshop premises and we understand there are currently 3 no units vacant.

Unit D is a brand new unit constructed of steel portal frame, part blockwork and covered in insulated profile sheeting surmounted by a pitched roof with solid floor, electrically operated vehicle access/loading door (width - 4.05m height - 4.06m), a minimum eaves height of 5.44m with three phase power and sodium lighting. A works/disabled WC has been installed.

Units 3, 4 & 5 are of traditional brick construction, beneath steel trussed roofs, clad in profile sheeting, with solid floors, with vehicle access/loading doors, but provide 3.80m, 6.59m (min), 6.35m (min) eaves height respectively with a mix of sodium and strip lighting. All units have WC facilities and three phase electricity. Shared parking is available on site and directly in front of each unit. Unit from 1,491 sq. ft. (138.50 sq. m.).



Denton Unit 2 St Elizabeth Trading Estate Grey Street TO LET £25,000 per annum exc. Incentives available (subject to terms)

A modern single storey workshop/warehouse extending to 5,020 sq. ft. (466.37 sq. m.) constructed of steel portal frame with brick and blockwork elevations beneath a pitched roof with insulated roof panels and roof lights. Eaves height is 6.15m with a solid floor and loading access via an electrically operated roller shutter (4.31m wide x 4.99m high). Externally, the property is mostly clad in corrugated steel sheeting. WC facilities are installed.



Warrington Greys & Aston Court, Kingsland Grange TO LET

RENTAL: From £4,250 pax up to £10,500 pax

SIZE: From 770 sq. ft. up to 2,838 sq. ft. The Estate comprises 45 modern single storey industrial/workshop units constructed in the 1980's. The Estate is fully enclosed by security gates and perimeter fencing. The units are of steel frame with brick and blockwork elevations, concrete floors beneath a pitched roof, covered with profile sheeting. Typical units benefit from either up and over or sliding timber doors, W.C and kitchen facilities, three phase power and either strip fluorescent or sodium box lighting.



Manchester Unit 2A Sherborne Street TO LET Reduced £12,500 pax

A semi detached industrial unit extending to 4,821 sq. ft. (447.93 sq. m.). The premises benefit from 2 no. WCs and kitchenette facilities, along with electrically operated roller shutter loading access (2.22m x 3.61m), burglar alarm and strip fluorescent lighting. The premises are also racked internally to a height of 4 pallets and this racking could be made available to any incoming occupier. The property benefits from circa 6 no. car parking spaces to the immediate front of the building.



Ashton under Lyne Unit 3 Albion Trading Estate • Mossley Road TO LET £20,121 pa exc. Generous Incentives Now Available for Ingoing Tenants.

The property comprises a workshop/warehouse with trade counter traditionally constructed of brick beneath a slate & wired glass roof with fluorescent and roof lights. Security roller shutters are fitted to the front and double loading doors can be accessed from the rear via a shared yard. The property benefits from 7.5 metres eaves height, 3 phase power and a sink unit and WC is installed. There is a shared parking area to front of the building along with other occupiers and the property is additionally secured with a ram bar. Prominently positioned. 4,503 sq. ft. (418.33 sq. m.).



Oldham Unit 10 Coppice Industrial Estate TO LET £6,000 pa exc.

A modern single storey industrial unit which comprises a workshop that extends to 94.66 sq. m. (1,019 sq. ft.) incorporating a works office and W.C. A mezzanine floor has been installed which provides a further office with small store and sink unit.



Eccles Fox Street FOR SALE REDUCED TO £39,950

The property comprises a former barber shop and workshop of a mixed construction of brick, blockwork and concrete frame and parallel elevations, beneath a pitched slate roof in the most part. The property is deemed suitable for either demolition and redevelopment or total refurbishment. Externally there is a small fenced and gated yard, providing parking for approximately 4 no. vehicles.



Stockport • Unit B12 North Mill Houldsworth Mill, Houldsworth Street Reddish TO LET

£40,000 pa exc.
A 20,500 sq. ft. (1,904.5 sq. m.) warehouse with integral offices. The unit benefits from excellent loading access via 3 sliding concertina doors, a floor to ceiling height of 3.36m, gas warm air space heating and strip fluorescent lighting.



Stockport Compstall Mill, Andrew Street TO LET

RENTALS UPON APPLICATION

The premises comprise a complex of mill buildings which provide a mixture of retail, office and industrial accommodation together with on site car parking. The majority of upper floors are accessed by way of a service lift. Units are available from 323 sq. ft. (30 sq. m.) upwards.



Bury Britannia Mill • Cobden Street TO LET

From £1.00 psf, pa exc.

INCENTIVES AVAILABLE

The property comprises a multi-storey mill providing good well lit and secure workshop/warehouse units from 611 sq. ft. (56.76 sq. m.). All floors are served by excellent goods lifts and hoists. Close to Bury town centre and the motorway network.



Ashton-under-Lyne James Howe Mill • Lord Street TO LET - FLEXIBLE LEASE TERMS

Ground floor workshop premises are available. Ideal for a number of uses (subject to consent) 3,350 sq. ft. (312.40 sq. m.) with loading access.





Denton

Alpha Court, Windmill Lane

**TO LET Rentals on Application
INCENTIVES AVAILABLE**

The site extends to approximately 1.02 acres (2.52 ha) and comprises a modern industrial estate housing 31 units, within four blocks with 2 no allocated parking spaces to each unit and additional on site parking areas. There are currently 9 no units available which benefit from roller shutter vehicle/loading access. The site is excellently located less than half a mile from junction 23 of the M60 which links to the regional and national motorway network. Denton centre is situated approximately 4 miles north east of Stockport and 5 miles east of Manchester. Would ideally suit a new starter or businesses seeking to downsize. From 92.90 sq. m. (1,000 sq. ft.). Flexible Industrial Space.



Failsworth

Heywood Street

FOR SALE / MAY LET

£199,500

The property comprises a two storey workshop with offices. It is of traditional brick/block work construction with PVC coated profile metal cladding under a pitched roof. GF provides a workshop extending to 2,292 sq. ft. incorporating kitchen and WC, manually operated roller shutter and gas fired blower heaters, together with a reception area. The first floor extends to 2,653 sq. ft. overall and includes 5 individual office rooms and a boardroom benefiting from suspended ceilings, strip/Cat 2 lighting and GFCH. Ladies and Gents WCs and a storeroom with a goods conveyor to the GF workshop. 5,306 sq. ft. (492.93 sq. m.).



Stockport

Leggett Freightway Building Ashton Road • Bredbury

TO LET

Rent on Application

Prominent office and workshop unit 9,906 sq. ft. (920.32 sq. m.) plus Portakabin accommodation of 610 sq. ft. (56.68 sq. m.) with on site parking considered suitable for up to 50 cars or possibly forecourt display. Internally the property comprises of a mixture of open plan and cellular office and ancillary accommodation wrapped around a substantial workshop unit with 5 no. loading doors.



Stockport

Richard Street Industrial Estate TO LET

From £125.00 per week

Unit 3 is at the centre of a terrace of single storey industrial units of a modern construction of a mixture of block and brickwork elevations to c. 2m with profile sheet metal above and surmounted by a profile sheet metal covered roof. The unit benefits from roller shutter loading access, independent personnel door and a partitioned office area at mezzanine level. Approx. Gross internal floor area is 1529 sq. ft. (142.04 sq. m.).



Manchester

10 Matthews Street

TO LET

£40,000 pa exc.

A large, modernised industrial unit with secure car parking for 10 vehicles and a separate 0.43 acre yard available by separate negotiation. Previously used as a training centre for the British Ta Kwan Do team, the unit is in very good condition and is located close to Manchester city centre. 11,122 sq. ft. (1,033.26 sq. m.).



Denton • Heaton Street Works

Heaton Street

TO LET

Further details on application

A complex of ground, first and second floor industrial storage units which are available on flexible terms. Excellent start up units for a wide range of trades 1,335 sq. ft. (124 sq. m.) – 3,356 sq. ft. (312 sq. m.).



Dukinfield

Unit D Fromac Works, Victoria Road

TO LET

£18,500 pa exc.

INCENTIVES AVAILABLE

A single storey workshop/warehouse unit 4,893 sq. ft. (455 sq. m.) constructed of brick beneath a steel framed, trussed roof, covered in profile sheet cladding. Benefiting from electrically operated SRS 10 ton travelling crane, 24'10 eaves height, 3 phase power, sodium lighting, kitchen and WC facilities available.



Chorlton

419-421 Barlow Moor Road

TO LET

From £4,000 pax

A small estate of various units providing retail/trade counter to the front and workshop/storage and office units to the rear. Units available from 600 sq. ft. (55.74 sq. m.) up to 3,363 sq. ft. (312.42 sq. m.).



Oldham

Coppice Ind Estate Off Windsor Road

TO LET

£10,000 per annum exclusive

Cold Store workshop, within a small industrial estate constructed of brick and block work with solid floor, pitched roof. There is a loading/vehicle access (2.99m width, 3.80m - height) and eaves height is approximately 4.50m. Three phase electricity is available. Shared car parking is available within the site. 2,072 sq. ft.



Ashton-Under-Lyne

Hertford Street off Margaret Street

TO LET / FOR SALE

REDUCED TO £49,500 pa exc. /

REDUCED £495,000

A substantial single storey industrial unit which has been modified with the addition of a substantial mezzanine floor, 21,129 sq. ft. The unit is of brick work elevations beneath a pitched roof supported on a steel portal frame and benefits from substantial roller shutter loading access, palisade fencing and internally 3 phase power, gas space heating, part air conditioning and the partitioning of part of the space to create office, training rooms and ancillary accommodation. The car parking is also available on site and is considered suitable for approximately 15 cars.



Bolton

Farnworth Industrial Estate, Emlyn Street

FOR SALE

Prices upon application

Single storey industrial units which are being refurbished to include new roller shutter loading doors, redecoration, sub division works and new WC facilities. The units are available from 1,400 sq. ft. (130 sq. m.) to 22,300 sq. ft. (2072 sq. m.). Generally the units are of steel frame construction supported by brick and blockwork base walls beneath pitched roofs. Externally there is ample car parking provision on site.



Atherton

Howe Bridge Mill, Gloucester Street

TO LET

Rentals upon application

Multi storey mill property with single storey extension to the rear. The mill provides good warehousing, light industrial accommodation benefitting from both passenger and goods lift. Each unit is separately metered and provides predominantly open plan space suitable for a variety of uses subject to planning consent being obtained. The approximate floor to ceiling height is 14ft on the ground and 12ft on the upper floors. The units are currently occupied by a variety of uses including retail, trade showrooms.



Ashton under Lyne

Unit 2 Bentinck Street

TO LET

£25,000 pax

A modern single storey trade counter unit fitted with offices and ancillary accommodation which was previously used as manufacture and sale of fitted kitchens. Constructed of brick and block work elevations beneath a steel portal frame pitched corrugated roof and internally is fitted with strip fluorescent lighting, radiant heaters, uPVC double glazing and sliding concertina loading door. The unit has an eaves height of 4.16m and externally there is a shared gated car parking area. The property extends to 4885 sq. ft. (454 sq. m.).



Manchester

Peter Moss Way • Levenshulme

CREDIT CRUNCH

RENTALS

A site totalling 3.14 acres including a vacant surfaces yard area of 0.5 acres. Consisting of office and warehouse accommodation. The warehouse accommodation can be split as required with units ranging from 2,000 sq. ft. up to 55,000 sq. ft. with approximately 5,000 sq. ft. of office accommodation arranged over 2 floors. The site benefits from multiple points of access and rentals are available from £1.50 per sq. ft. on short term lets up to 5 years. Flexible terms are available and all enquiries are welcome.



Leigh

English Street

FOR SALE / TO LET

£395,000 / £25,000 pax

Substantial single storey workshop/warehouse unit extending to 14,723 sq. ft. (1,367.8 sq. m.) of concrete portal frame construction with brick and blockwork elevations which have been overclad. The unit benefits from 3 roller shutter loading doors, onsite parking and an open unsurfaced yard area to the rear. The unit also benefits from office, kitchen and WC facilities to the front.



Royton

Holden Fold Lane

FOR SALE

£249,950

A single storey buildings which extend to approximately 1,241 sq. m. (13,355 sq. ft.) or thereabouts on a total site area of approximately 0.35 acres. The office and storage block along the west hand side of the property is of single storey and brick construction with pitched slate and flat decked roof. The property benefits from a good yard/loading area which is accessed from Holden Fold Lane and to one side lies adjacent to the rear of the residential dwellings. Directly to the rear is the Mill Lodge.



Stockport

Marcliffe Industrial Estate, Hazel Grove

TO LET

£6,500 pa exc

The property comprises office/storage facilities arranged over 2 storeys and benefits from part laminate flooring, part suspended ceilings and 2 no. W.C.s. 2,018 sq. ft. (187 sq. m.) over two storeys.



Macclesfield

Park House, Fence Avenue

TO LET

(By way of lease assignment)

£25,000 per annum exclusive

The premises is of steel portal frame construction supported on brick work base walls which have been over clad with profile metal sheeting extending to 4,022 sq. ft. (373.66 sq. m.). Internally the unit benefits from roller shutter loading access, UPVC trade counter frontage, strip fluorescent lighting, three phase power, gas fired central heating, suspended ceilings and category II lighting to the trade counter and office sections plus intruder alarm. Externally there is a parking area immediately adjacent.



Oldham

Unit 1 Townfield Industrial Estate

TO LET

£11,500 pax

The property comprises a single storey workshop / warehouse with office accommodation extending to 3409 sq. ft. (316.7 sq. m.) of traditional brick construction with a part pitched, part flat roof. The office accommodation fronting onto Mount Pleasant Street is sub divided into an entrance, 6 cellular offices, Wc and kitchen facilities.



Stockport

Gloucester Street, Edgeley

TO LET

£35.00 per week

A single storey garage plus small yard. The premises benefit from an up and over door, single phase electricity, strip fluorescent lighting and side entrance door. The property also comprises a small enclosed yard area with double gates fronting onto Gloucester Street. 266 sq. ft. (24.75 sq. m.).



Stockport

Unit 9 Far Cromwell Road, Bredbury

TO LET

PRICE ON APPLICATION

The premises comprise a modern, detached industrial/warehouse facility located on a self contained, secure site and benefiting from the following spec: 5m eaves height, fully fitted office accommodation, WC's and showers, secure private yard, 3 dock level loading doors, 1 ground level loading door. Units available from 9,000 sq. ft. (836.1 sq. m.) to 26,730 sq. ft. (2,483.2 sq. m.).





Macclesfield Units 6A & 6B Snape Road FOR SALE / TO LET

Reduced to £295,000 / £29,500 pax

The premises comprise a single storey warehouse unit (4,569 sq. ft./425 sq. m.) of steel portal frame construction around brickwork base walls covered with corrugated sheeting above and to the roof. The warehouse benefits from 2 no mezzanine areas, gas space heating, roller shutter loading access, kitchen and WC facilities. To the front of the property is a two storey office building (2,576 sq. ft./239 sq. m.). The offices benefit from a mixture of open plan and cellular offices, separate WC facilities, gas central heating, electric security shutters to the entrance and intruder alarm. 7,145 sq. ft. (664 sq. m.).



Trafford Park Unit 2, Praed Road

TO LET £16,000 pax

The property comprises a former warehouse/workshop unit extending to 2,710 sq. ft. (270.0 sq. m.) which has recently been substantially converted to provide mostly office/showroom accommodation with ancillary storage areas. Loading access is provided by way of a large timber door to Praed Road with dimensions 3.35m x 2.87m and with internally mounted electrically operated roller shutters. Some two thirds of the accommodation now comprises office/showroom areas which have been fitted out to a good standard incorporating suspended ceilings, category II lighting, perimeter data trunking and internal partitions of UPVC glazed casements.



Astley 199a Chaddock Lane

TO LET From £24,000 pax.

Single storey industrial/warehouse unit, constructed in two sections. Main unit 6853 sq. ft. (636.7 sq. m.) and a modern extension 10190 sq. ft. (946.56 sq. m.). The unit provide flexibility in that it can be let in part or as a whole. The unit has been improved in recent times to include new roller shutter loading door, new display area fronting onto the East Lancs Road, newly screed floor, new glazing and lighting upgrade. Externally onsite parking set within a secured yard is provided. The unit is considered suitable for a variety of uses subject to necessary planning consents being obtained.



Stalybridge Ray Mill, Clarence Street

TO LET From 60p per sq. ft.

The property comprises a traditionally constructed five storey mill including basement and internally consists of mostly open plan floor plates, passenger and goods lift (1/2 ton) fluorescent lighting, sprinkler system and forklift access to the first floor, along with excellent security provisions. The ground floor provides upto 30,000 sq. ft. (2,787 sq. m.) or thereabouts along with the benefit of tailgate and loading areas beneath a covered yard. Approximately 54,000 sq. ft. (5,016 sq. m.) is available on the upper floors. We understand staff and visitor parking is available. Size: Upto 84,000 sq. ft. (7,803.6 sq. m.).



Oldham Gladstone Business Park TO LET From £9,500 per annum. New Lease Terms to be Agreed.

The site, constructed approx 5 years ago, comprises a complex of modern industrial units of steel portal frame construction with brick and blockwork elevations and profile sheet metal cladding. Benefiting from up and over loading doors, generous eaves height, concrete floors, sodium lighting, and gas space heaters. Units have a reception office along with WC and brew facilities. Externally is a shared car parking/loading area which is bound in steel palisade fencing with excellent security providing 24 hour monitored CCTV. Intruder alarms are installed to most vacant units. From 170.29 sq. m. (1,833 sq. ft.).



Leigh 1 Coniston Street

**TO LET
£12,000 pax.**

Traditionally constructed two storey building providing a mixture of workshop, storage and office space. The Coniston Street frontage provides main personnel entrance to the offices while the workshop and stores are accessed via a large concertina loading door from a separate access within a shared gated yard to the side. 534.1 sq. m. (5,744 sq. ft.).



Reddish 123a Gorton Lane TO LET £6,500 pax. per unit

The units comprise two no. semi detached newly constructed industrial units of brick and block work elevations, beneath a pitched roof covered with concrete tiles. The units benefit from substantial up and over loading doors and double glazed window and personnel door. Internally the units are to benefit from disabled wc, sodium box lighting to provide approximately 350 lux. Externally the property is situated within a gated and fenced compound with eleven no. car parking spaces designated to these units. Each unit is of identical proportions, being 8,574m wide by 9.9m deep, which gives a gross internal area of 84.9 sq. m. (914 sq. ft.).



Chadderton Ram Hill - Workshop/Storage Space

**TO LET
From £0.50p per sq ft
INCENTIVES AVAILABLE**

A formed detached cotton mill built in 1907. The mill extends over 6 floors. The property occupies a site extending to 1.14 ha (2.81 acres) with surfaced yard and car parking to three sides. Goods/passenger Lifts. Various space is available and smaller units if required. Up to 174,763 sq. ft. (16,235.48 sq. m.).



Oldham Unit 8 Townfield Industrial Estate TO LET £7,000 pax

The property comprises a single storey industrial unit extending to 1,685 sq. ft. (165.50 sq. m.) of predominantly brick and blockwork construction, partly clad under a mono pitched roof. The unit fronts into a shared yard. Internally the property is open plan with a partitioned office and Wc facilities. There is a roller shutter to the front elevation. The height varies between 3.96m and 5.51m.



Worsley Unit B, Westlink Industrial Estate

**TO LET
Reasonable offers are invited**

Substantial single storey warehouse unit extending to 23,343 sq. ft. (2,168.6 sq. m.) of steel portal frame construction incorporating integral office and ancillary accommodation with a secure fenced and gated car parking area to the front and a substantial fenced and gated yard area to the rear. The unit benefits from 3 no. roller shutter loading doors, sodium lighting, eaves height of 5.3m and part timber double glazing.



Manchester Southern Service Station, Princess Street TO LET INCENTIVES AVAILABLE

Reduced £15,000 pax.
The premises comprise a single storey showroom unit extending to 1,921 sq. ft. (178.47 sq. m.) benefitting from aluminium single glazed shop front, suspended ceilings, burglar alarm system and 2 no. sub divided offices internally. Allocated car parking is provided by way of 2 no. spaces to the immediate front of the unit. Immediately adjacent occupiers include a very busy hand car wash business and a florist shop.





Property of the Month



Stockport
Grand Central Complex,
Wellington Road (A6)
TO LET
Rents on Application

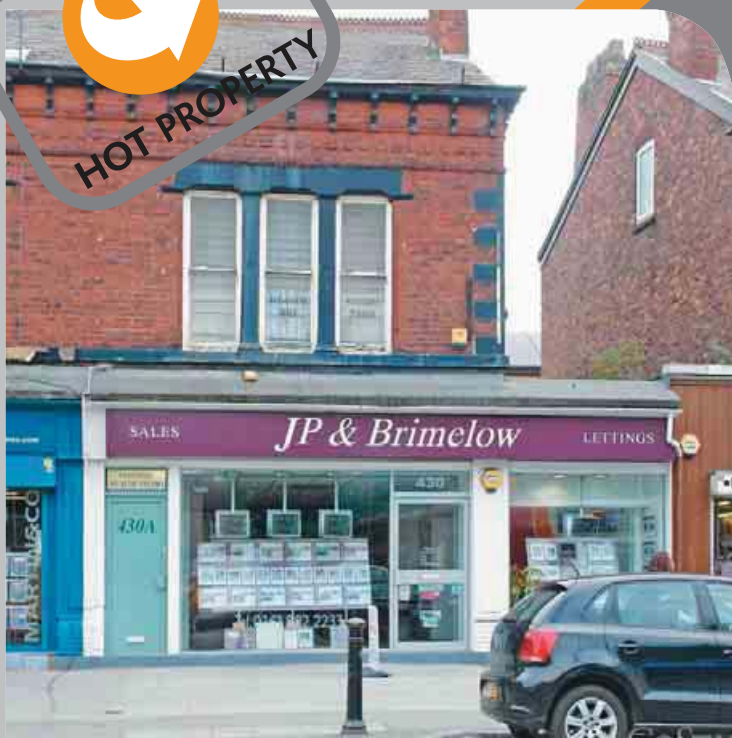
- From 5,000 sq. ft. (464.5 sq.m.)
- Retail, leisure and office opportunities
- Flexible and short terms leases available



ROGER
HANNAH
& CO



HOT PROPERTY



Chorlton
430 Barlow Moor Road
FOR SALE
£575,000

- Fully let investment premises
- Rental income of £54,500
- Copy leases are available upon request
- Both leases due to expire in December 2016





ROGER
HANNAH
& CO



FEATURE PROPERTY



Chorlton

390 Wilbraham Road

FOR SALE

£550,000

- Substantial two storey detached office and residential property
- Ground floor office
- 3-4 bedroom living accommodation on the first floor
- 2 bedroom living accommodation on the second floor
- Off street parking for 3 – 4 vehicles
- Planning consent approved for 6no mother & baby units (C2) including a three storey rear and single storey rear extensions.

MISREPRESENTATION ACT

Roger Hannah & Co for themselves and for the vendors or lessors of this property whose agents they are give notice that 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of Roger Hannah & Co or the vendors or lessors. 3. None of the statements contained in these particulars is to be relied upon as a statement or a representation of fact. 4. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendors or lessors do not make or give and neither Roger Hannah & Co nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. 6. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.