



ROGER
HANNAH
& CO

New Investment Department Established

'One Stop' Anchors new Hattersley Development



commercial & industrial
Property Guide

WINTER 2011/12

unlocking commercial property in the north west



Property of the Month



Swinton

Clifton Business Park, Wynne Avenue

TO LET

Rental on application

- From 250 sq. ft. (23.0 sq. m.) upto circa 100,000 sq. ft. (9290 sq. m.)
- Recently constructed modern office accommodation
- Ample parking on site
- Adjacent to J16 of the M60 orbital motorway
- Flexible lease terms



ROGER
HANNAH
& CO



Solar Powered **Income** Stream!

Our Building Consultancy department has experience in the utility supply and sustainability market and is working in partnership with experienced Solar Panel installers Energi. Solar photovoltaic (PV) panels generate electricity, and are supported by the Government Feed in Tariffs (FT's) and can generate INCOME for you!

HOW SOLAR PV SYSTEMS WORK

Solar PV panels are a renewable and environmental energy source that are used to convert daylight into electric.

By installing solar PV panels on your roof you can generate free electricity and BE PAID TO GENERATE IT, and surplus electricity can be SOLD back to the National Grid.



In April 2010 the Government introduced Feed in Tariffs (FT's) which are incentive based payments

made for the generation of clean, renewable energy. Our Building Consultancy department work in partnership with experienced Solar Panel installers and can provide a full turnkey solution including:

- Site survey of existing premises
- Analysis of installation costs & return on financial investment
- Obtain all Statutory Consents (Planning Permission etc)
- Project management from inception through to completion.

Contact: Michael Hurst BSc(Hons) MCIQB MRICS
Head of Building Surveying
Tel: 0161 429 1659
michaelhurst@roger-hannah.co.uk

COULD THIS BE YOUR NEXT TENANT?
Upto 8 – 14% Annual Yield
Guaranteed income for 25 years
Risk-Free



Investing for the **Future**

Roger Hannah & Co are aiming to increase their market share of the property investment market with a dedicated investment department being led by Dan Newton, a senior surveyor who has been with the company for over 7 years.

The goal is to increase the number of transactions dealt with, in terms of acquiring investment properties on behalf of clients and at the same time increasing the number and quality of our disposals.

Despite the current economic climate, property investment is still relatively buoyant. The low interest rates being offered by the banks has led to the need to invest money elsewhere and property represents a good opportunity. Although there is risk in purchasing investment properties, by carrying out due diligence and picking the right property / tenant, the risk, to a degree can be alleviated.

To aid the development of the department, as a company we have invested in Propex, an online platform which enables us to introduce, receive and store property investment opportunities. Essentially it is a ready made market place for this particular sector.

If you would like to be added to our investment database or would like to discuss a particular investment requirement then please do not hesitate to contact Dan Newton at our Manchester office on 0161 817 3392 or by email, dannewton@roger-hannah.co.uk

One Stop – **Hattersley**

Following the commencement of the new retail development at Valley Parade, Hattersley, Roger Hannah & Co are please to announce a Pre-Let to "One Stop Stores", part of the Tesco Group. One Stop will occupy 2 no units as a convenience store and will anchor the new scheme.

Stuart Cooper commented "Completing a pre-let to a national occupier such as One Stop establishes the location and will compliment the

other developments in the area and we hope to announce further lettings on the back of this shortly."

The overall development forms part of a comprehensive development of 33 no. apartments. Opposite the scheme will be another residential development of 173 new build homes.

New retail units are available adjacent to One Stop considered suitable for all retail uses including hot food takeaway – Please contact Stuart Cooper for further details.

Offices at:

24-26 Greek Street
Stockport
SK3 8AB

Century Buildings
14 St Mary's Parsonage
Manchester
M3 2DF

51 Union Street
Oldham
OL1 1HH

Telephone: 0161 817 3399



**Manchester
Birch House, Birch Lane**

**FOR SALE
Price on Application**

A three storey care home opportunity/Former 40 bed home extending to approximately 15,000 sq. ft. (1393.5 sq. m.). Further details upon request.



**Walkden
Walkden Methodist Church, Memorial Road
FOR SALE
£275,000**

A large single storey traditional church building with a mixture of single and two storey sections. To the left hand side elevation is a two storey brick built extension with a tarmacadam car parking area for approximately 7 vehicles. Internally the main building comprises a large open plan hall with a floor to ceiling height of approximately 8.75 metres and numerous other ancillary rooms located off this area. To the first floor the property has been split into a number of separate rooms having been used as meeting rooms and stores. The church occupies a regular shaped site measuring approximately 0.21 acres being suitable for a residential development subject to planning.



**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.



**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.



**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
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.



**Bredbury
Lingard Lane
TO LET**

£12,500 per annum exc.
Single storey steel framed workshop unit with office and reception accommodation extending to 2,055 sq. ft. (191 sq. m.) and detached w.c. block situated on a mainly surfaced open storage yard bounded by concrete post and panel fencing with gated access directly onto Lingard Lane. The approximate site area extends to 0.41 acres (0.166 hectares). The premises benefit from three phase power.



**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.



**Stockport
Andrew Street (Compstall Mill)
FOR SALE
£900,000**

A residential development opportunity (subject to planning consent). 1.56 acre site (0.63 hectares). The site comprises substantial workshop accommodation of a mixture of constructions set within an attractive semi-rural riverside location. The site is considered ripe for residential development.



Development/Land

Mossley

Britannia Works, Manchester Road

TO LET All Enquiries to our Manchester Office

Britannia Works comprises a traditional four storey mill premises extending to approximately 41,708 sq. ft. (3,874.82 sq. m.) of traditional stone construction together with a car park and yard to the rear situated off Queen Street. The property fronts Manchester Road and sits on a site of approximately 0.38 hectares (0.94 acres). Internally the property comprises predominantly open plan workshop/warehousing accommodation on each floor with the ground floor also benefiting from some internal office space. A goods lift is available however we are unaware of its operational status. A loading bay is also located to the right hand elevation with access provided onto Manchester Road via an electric roller shutter. Further loading is provided at lower ground floor level leading out onto the rear yard. The property has been vacant for approximately 4-5 years and requires extensive refurbishment throughout.



Macclesfield

Lyme Green Business Park, Heather Close

FOR SALE

Reduced to £150,000

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.



Stockport

263 Edgeley Road

TO LET

£12,000 pax

The secure yard is fenced and gated and benefits from a largely concrete hard standing surface and most recently occupied as an airport car park. The self contained office suite is found to the first floor of the former residential property, fronting Edgeley Road and comprises 3 no. offices, kitchen and wc facilities. 4 no. car parking spaces will also be allocated to the property within the wider site. Site area of the yard 0.74 acres (0.19 hectares). Office space 446 sq. ft. (41.32 sq. m.).



Investment/Leisure

Mossley

Premier House, Manchester Road

FOR SALE £320,000

A fully let and income producing business centre investment let to three tenants on an 'all inclusive' basis at a total gross annual income of circa £54,095.64. A showroom premises which has been subdivided to form a business centre with cellular office accommodation to the first floor and with more open plan office and storage at lower ground floor level to the rear. The premises are of traditional construction of brickwork elevations beneath a profile sheet steel covered roof. The property benefits from off street parking to the frontage for approximately 8no. vehicles with loading access to the lower ground floor areas provided at the rear.



Stockport

Abbey House, 57A St Petersgate

TO LET

£35,000 pax

This ground floor former bar/nightclub premises occupies a prominent position facing the newly regenerated St Petersgate Square and gardens and adjacent to a public house and an Indian restaurant. The unit would be suitable for a variety of uses ranging from restaurant/bar/nightclub to general retail. 3,039 sq. ft. (282.33 sq. m.).



Wigan

2-4 Wigan Road

FOR SALE

£350,000 Net initial yield 10.60%

The property comprises an attractive and prominent mixed use investment property with two self contained commercial units to the ground floor and x2 two bedroom flats to the first floor. 2 Wigan Road is currently occupied as a hairdresser on a 9 year lease with effect from 01.01.05 with a passing rental of £15,000 pa exc. 4 Wigan Road is occupied by the established Lal Quila Indian restaurant by way of a 21 year lease with effect from 01.01.02 with a passing rental of £14,870 pa exc. To the first floor there are x2 self-contained two bedroom flats both let on ASTs.



Oldham

The Boathouse, Alexandra Park

TO LET £10,000 pax

Originally constructed as a Boathouse but has recently been converted into a café/bistro premises. Internally the property comprises an open plan area with full eaves height to the front and left of the building which provides the seating/dining area with a servery to the rear. The kitchen and storage area are located to the rear right of the building. A mezzanine area to the right of the property can be utilised for additional seating. The property includes staff wc whilst additional public wc facilities are provided within the public convenience block located to the rear of the building. A public car park is located approximately 50 yards from the building.





Chorlton
390 Wilbraham Road
FOR SALE

Reduced to £495,000

A substantial two storey detached office and residential property of traditional construction. The property currently provides ground floor office accommodation with first floor 3-4 bedroomed living accommodation and second floor 2 bed living accommodation, there is also a basement providing additional storage space. The premises benefits from off street parking considered suitable for 3-4 vehicles. Planning consent approved for 6no mother & baby units (C2) including a three storey rear and single storey rear extensions.



Swinton
Bridge Street & Dawson Street
FOR SALE Offers Invited

An income producing industrial investment producing circa £23,400 per annum exc (net £19,600 per annum exc). The property comprises two defined sections, one fronting Bridge Street and one accessed directly from Dawson Street. The properties accessed via Bridge Street briefly comprise two storey office accommodation together with single storey workshop unit and car parking/yard area which is fenced and gated. The Dawson Street premises briefly comprises a pallet yard with single storey workshop and offices. Bridge Street extends to approx. 2790 sq. ft. (259.19 sq. m.), Dawson street extends to approx 2000 sq. ft. (186 sq. m.) and the total site area is believed to be 1 acre.



Penketh
27a Honiton Way
TO LET

£7,500 pax

This available unit was formerly used as a gymnasium/health club is currently laid out in a configuration suitable for this use as well as retaining many of the previous tenants fixtures and fittings. The property extends to approx. 1835 sq. ft. (170.55 sq. m.). The unit could also be adapted for a number of other leisure uses.



Manchester
121 Princess Street
FOR SALE

Offers in the region of £2,500,000

The property comprises a substantial 7 storey multi let office and leisure investment of a traditional construction of brickwork elevations under a flat main roof. The property is arranged as 23 separate units and where the basement anchor tenant comprises the well known 5th Avenue Nightclub. A good proportion of the neighbouring properties have been converted to residential/ student accommodation and the subject property is considered similarly suitable (subject to planning). NIA: 42,552 sq. ft. (3,950.4 sq. m.), GIA: 55,902 sq. ft. (5,193.4 sq. m.)



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 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.



Bolton
Montgomery House, Bark Street
FOR SALE

£295,000

The property comprises an original late 19th century traditionally constructed two storey property which has been extended to the front in conjunction with the adjoining property totalling 6661 sq. ft. (618.86 sq.m.). Internally the property comprises a series of offices, rehearsal, leisure and former gymnasium rooms which are considered suitable for a variety of uses subject to the necessary consents being obtained.



Stockport
102 Princes Street
FOR SALE Reduced to £300,000

A Retail/Leisure Investment let to Ral Ltd (formerly known as rank amusements ltd) producing rental income £29,687.50 per annum net initial yield 9.5%. Traditionally constructed of brick elevations beneath a pitched roof covered with slates, the property comprises a mid terrace retail unit with first floor stores and offices. The premises have been extended to the rear of the ground floor to provide additional retail space, the extension being of brick elevations beneath a flat roof. The property is currently laid out to form ground floor amusement arcade and is occupied in conjunction with the adjoining property (100 Princes Street).



Ashton Under Lyne
4-16 George Street
FOR SALE

Reduced to £795,000

A part income producing premises comprises a parade of mainly retail units with public house and basement nightclub to the right hand side and first and second floor recent refurbished office accommodation. The premises are available as a whole or alternatively consideration will be given to selling individual units.



Failsworth
Library Café
TO LET

£7,000 per annum inclusive

There is an opportunity for a café area to be located to the rear of the ground floor of Failsworth Library. There is a recessed area to one side which will become the kitchen/counter area. Plans have been drafted and are available on request. The seating area will be located directly in front of the kitchen/counter area with views over the canal.



Shaw • Higher Crompton Park
FOR SALE

Offers are invited for a Long Leasehold interest of 125 years.

The property comprises a two storey detached building extending to 1258 sq. ft. (116.90 sq. m.) of conventional brick construction under a pitched slate covered roof. The building presents a unique development opportunity to convert the former gardeners store into a café/bistro/restaurant. The property will be taken on a shell basis in its current condition and any interest party will be required to convert and fit out the premises. Incentives will be offered to reflect these costs. Any redevelopment plans will need to include the provision of public wc facilities.



Colne
Colne Commercial Centre, Exchange Street
FOR SALE

Reduced to £295,000

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.



Manchester

Southern Service Station, Princess Street

TO LET

£15,000 pax

INCENTIVES AVAILABLE

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.



Stretford

Unit 4, 709 Chester Road

TO LET

£25,000 pax

A prominent ground floor retail/trade counter unit fronting Chester Road close to Old Trafford Football Ground. The property forms part of a parade of similar units occupied by National Tyres and Nationwide Autocentres with Kwik-Fit located next door. The property provides ground floor retail/trade counter space with 14 car parking spaces and loading access provided adjacent to the right hand side elevation. Its location on Chester Road (A56) being one of the main arterial routes in and out of Manchester city centre makes the property an extremely prominent unit. 2,332 sq. ft. (216.64 sq. m.).



Eccles

110-112 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.



Altrincham

22-32 Greenwood Street

TO LET

£25,000 pax

A fully fitted out bar/restaurant premises with dining/dancing area and open plan kitchen. Accommodation extends to 2,200 sq. ft. (204.38 sq. m.).



Royton

Market Square Shopping Centre

TO LET

From £8,000 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

Reduced £7,500 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.



Droylsden

93 Market Street

TO LET

£8,500 pax

A ground floor retail/office unit within Wharf Point in Droylsden 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 • 14a & 14b Tib Lane

TO LET

Upper Ground Floor - £5,200 pa

Lower Ground Floor - £10,000 pa

The available accommodation comprises a lower ground floor suite extending to 329 sq. ft. (30.56 sq. m.) and upper ground floor suite extending to 237 sq. ft. (22.05 sq. m.). The lower ground floor suite was previously used as an art gallery and benefits from carpeting and spotlighting. The upper ground floor provides a self contained office suite comprising of two offices, entrance hall, kitchenette and wc. Internally the premises benefit from carpeting, fluorescent strip lighting and gas fire.



Leigh

Railway Road

TO LET/MAY SELL

£45,000 per annum exclusive.

Offers are invited as to the Freehold interest.

The available accommodation comprises surplus retail and warehouse space situated to the right hand side of the existing retail showroom. The property is part single storey and part three storey. The surplus accommodation briefly comprises the ground floor corner front retail sales area which extends into the single storey extension and also includes warehousing to the rear which is accessed via the side street via a cobbled yard area. 9,176 sq. ft. (852.5 sq. m.).





Eccles

106 - 108 Liverpool Road

TO LET

£6,000 pax

The property comprises a ground floor lock up retail unit extending to 647 sq. ft. (60.14 sq. m.) with prominent return frontage. The premises benefit from strip fluorescent lighting, part laminate flooring, timber shop front.



Clayton

586F Ashton New Road

TO LET

£6,950 pax

The property comprises a ground floor self contained retail unit extending to 414 sq. ft. (38.5 sq. m.) situated within an end terrace two storey property of conventional brick construction. The property is fully fitted out as a hair salon and is ready for immediate occupation. The unit benefits from solid tiled floor, plaster painted walls, spot lighting, aluminium framed single glazed glass shop frontage and electric external roller shutters. To the rear of the sales area is a small kitchenette and wc facilities.



Ashton under Lyne

140 Old Street

FOR SALE £295,000

Part single, part two storey showroom property providing retail frontage protected by decorative security grills to both Old Street and Cavendish Street. Internally the property provides open plan retail showroom area on the ground floor together with first floor storage and ancillary accommodation. The property benefits from a retail planning consent and may suit alternative uses including restaurant (subject to planning consent being obtained). Total NIA 5,402 sq. ft. (501.85 sq. m.).



Marple

76 Stockport Road

TO LET Reduced £6,500 pax

A ground floor retail premises and basement of a traditionally constructed semi detached premises extending to 669 sq. ft. (62.11 sq. m.). The sales area has recently undergone full refurbishment and now benefits from powder coated aluminium shop front, suspended ceiling, emergency lighting, gas fired heating and new floor coverings. Disabled wc facilities have also been newly fitted, along with a kitchenette area to the rear. Storage is provided in the basement.



Oldham

3/5 King Street

TO LET

£14,000 pax

A three storey mid terraced self contained building extending to 2369 sq. ft. (220.06 sq. m.). To the ground floor there is an open plan area which could be used as a sales area or office with offices/storage accommodation to the upper floors. Male and female wcs are located to the first floor. There is currently a single storey extension to the rear which the owner intends to demolish in order to provide parking. The incoming occupier would be allocated approximately 2 car parking spaces.



Stockport

Grand Central, Wellington Road (A6)

TO LET

Rentals upon Application

A mixture of retail, leisure and office accommodation from 5,000 sq. ft. (464.5 sq. m.). Flexible and short term leases are available.



Heywood

57 Market Street

TO LET

£8,750 pax INCENTIVE AVAILABLE

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.



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. (153.63 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.



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.).



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 incoming 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.



Bury 110 Wash Lane TO LET

£12,000 pax

A 1125 sq. ft. (104.51 sq. m.) retail/showroom premises with main road frontage and rear loading/yard space.



Wigan 58 Wallgate TO LET

£20,000 per annum exc

Double fronted ground floor retail showroom premises extending to 1860 sq. ft. (172.79 sq. m.) which have recently been refurbished to include new floor covering and redecoration. The unit provides deceptively large retail showroom space with roller shutter loading access to the rear and basement storage. Internally the property is fitted with gas fired central heating.



Manchester 22 Ardwick Green TO LET

£50,000 pax

The property comprises substantial retail/trade counter accommodation fronting the busy A6. The unit benefits from an office area along with WC and gas space heating. Car parking and pull up area for customers is provided at the front of the premises and in addition there is signage opportunity fronting onto the busy A6. Total Gross Internal Area 472.40 sq. m. (5,085 sq. ft.).



Denton 7 Manchester Road TO LET

Reduced £8,000 pax

The property comprises a ground floor self contained retail unit extending to 614 sq. ft. (57.05 sq. m.). There is an open plan sales area to the front with wc facilities and ancillary accommodation to the rear. The property benefits from a prominent frontage



Manchester 360 Building, Duke Street/Rice Street TO LET / MAY SELL

RENT 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.



Manchester Units 1A, The Lock Building, Whitworth Street West

TO LET

Rentals Upon Application

Ground floor corner unit 1085 sq. ft. for A1.A2 plus A3 & A4 uses rom 196 sq. ft. (18.2 sq. m.) in the heart of Manchester City Centre. The property benefits from on site car parking and is fitted to a shell specification.



Manchester 2A, 3, 3A, 4 & 4A Great Northern Tower The Square, Watson Street TO LET

Rental on Application

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.



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.).



Droylsden 1-3 Craven Street TO LET £12,000 pax FOR SALE On Application

A double fronted ground floor unit benefiting from A3 planning consent for use as a restaurant together with a premises licence. 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.





**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.



**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 772-4907 sq. ft. (71.72-455.89 sq. m.).



**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.



**Wigan
Unit 3 Smithy Court, Off Smithy Brook Road
(A49 Warrington Road)
TO LET / MAY SELL**

Rent On Application
A semi detached self contained modern two storey office building constructed to a high standard and with 8 no. on site car parking spaces. The property extends to approx. 2250 sq. ft. (209.03 sq. m.). The office is of an open plan layout, raised full accessed floors, UPVC double glazing, suspended ceilings incorporating recessed lighting, ladies and gents/wc facilities and a kitchen area.



**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
Balmoral House
TO LET
£15,000 PAX**

The property comprises a modern self contained office building extending to 1,898 sq. ft. (176.3 sq. m.) over three floors. It benefits from suspended ceilings, inset lighting, double glazing and gas central heating. There is secure on-site parking within a landscaped setting.



**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.



**Stockport
Houldsworth Mill
TO LET
Based on £7.00 sq. ft. pax**

A third floor self contained office suite extending to 3,400 sq. ft. (315.87 sq. m.) located on the main central staircase to Houldsworth Mill with passenger lift access from the ground floor. The accommodation is both open plan and cellular in nature and benefits from gas fired central heating, category II lighting, timber framed casement windows, burglar alarm and attractive exposed brickwork features.



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.



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.).



Wigan

Bank Chambers, Library Street

TO LET

Based on £5.00 per sq ft pax

The property provides flexible accommodation but primarily offers 2nd & 3rd floor refurbished office suites. The suites are to be refurbished to include new carpeting, decoration, electrical and heating upgrade plus intercom entry system. 918 sq. ft. (85 sq. m.) up to 3,417 sq. ft. (317 sq. m.).



Altrincham

22-32 Greenwood Street

TO LET

£18,500 pax

The first floor office suite extending to 1350 sq. ft. (125.41 sq. m.) comprising a large open plan office, two private offices, reception area and kitchen area. The offices are refurbished to a good standard and offer quality accommodation with carpeting, gas fired central heating, double glazed windows and window blinds. Externally there is parking for two cars in the car park accessed from Central Way.



Whitefield

273-275 Bury New Road

TO LET From £1,300 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 on to Bury New Road. The offices are set out as individual suites but benefit from the communal use of kitchen and WC facilities. The suite also benefits from redecoration, carpeting, new electric storage heaters and double glazing. Other suites may also be available. 380 sq. ft. (12.85 sq. m.) – 1,078 sq. ft. (100.14 sq. m.).



Whitefield

119A Bury Old Road

TO LET £5,200 per annum exc.

The property comprises a first floor office suite extending to 468 sq. ft. (43.52 sq. m.) and consisting of three separate rooms with wc and kitchen facilities in addition and access is provided from the pavement by way of a small lobby area on the ground floor. The accommodation has been recently refurbished and benefits from suspended ceilings, upvc double glazed casement windows and a mixture of laminate floor coverings and carpeting.



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, 1,450 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.).





Salford

3 Carolina Way, Quays Reach

TO LET From £9.00 per sq. ft. incl. of Service Charge

Modern ground and first floor open plan office suites situated within a two storey building with brick elevations and a pitched tiled covered roof. The suites benefit from suspended ceilings with recessed antiglare lighting, economical modular electric heaters, perimeter trunking and uPVC double glazed windows. WC and kitchen facilities are provided to the ground floor. The property further benefits from a fire alarm and security alarm. Quays Reach is a secure business estate which has 24hr on site security. Car parking is provided directly outside the building.

Ground Floor 827 sq. ft. (76.82 sq. m.) First Floor 1002 sq. ft. (169.92 sq. m.)
Total 1829 sq. ft. (169.92 sq. m.)



Stockport

Ryley Mount, 432-434 Buxton Road, Stepping Hill

FOR SALE

£420,000

A pair of semi detached two storey properties which have been combined to form detached office and medical consulting rooms. The accommodation is provided over four floors, basement storage, ground floor reception / waiting room and consulting rooms and office accommodation, first floor consulting rooms and ancillary accommodation and attic storage. The property benefits from gas central heating throughout. The property extends to approx 4,245 sq. ft. (394.4 sq. m.). Externally the property sits on a good sized plot providing drop off / lay by to the front and surfaced car parking area considered suitable for upto 20 vehicles to the rear.



Openshaw

Elizabeth House, off Victoria Street

TO LET / FOR SALE

Prices on Application

Two storey modern office unit extending to 9,500 sq. ft. (would split for letting purposes) 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

TO LET

£7,250 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 5B & 6B Whitney Court, Southlink Business Park

TO LET

From £5,200 per annum

A first floor office suite which can be taken separately or as a whole. Internally they comprise plaster painted walls, suspended ceilings, category II lighting, perimeter trunking, double glazed windows and carpeted floors. Kitchen and toilet facilities provided to the ground floor. Allocated parking available.
5B - 569 sq. ft. (52.86 sq. m.)
6B - 1118 sq. ft. (103.87 sq. m.)
Total - 2026 sq. ft. (188.22 sq. m.)



Failsworth • Ivy Mill

TO LET

From £1.00 per sq ft pa exclusive.

Ivy Mill is a mixed use scheme offering industrial/workshop/storage space as well as newly refurbished office space. The mill also benefits from ample car parking and circulation space. As measured in accordance with the RICS Code of Measuring Practice 6th Edition, the approximate net/gross internal areas are as follows:-

Industrial/Workshop/Storage:
200 sq. ft. (18.58 sq. m.) - 40,000 sq. ft. (3,716 sq. m.). Office Accommodation:
117 sq. ft. (10.87 sq. m.) - 10,000 sq. ft. (929 sq. m.).



Hyde

Railway Street

TO LET

£10,500 pax

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.



Oldham

The Old Bank, 358 Manchester Road

TO LET Reduced £18,000 pax

MAY SELL Offers Invited

The property comprises a former bank premises within an attractive period building offering many original and unique features. The accommodation includes: entrance vestibule, open plan office area with spiral staircase to mezzanine office level, separate office, store room, kitchen and wc facilities. The property benefits from gas central heating and double glazing. The property extends to approx. 2,949 sq. ft. (273.96 sq. m.). On street car parking is available nearby.



Whitefield

141A/143A Bury New Road

TO LET

£4,000 per annum exclusive per suite

The property comprises two adjacent first floor office suites, which have been combined to form a single office suite in recent times but would sub divide as per the accommodation schedule below. The accommodation benefits from suspended ceilings in the most part, UPVC double glazed casement windows and a mixture of laminate floor coverings and carpeting, along with storage heaters. 48.07 sq. m. (517 sq. ft.) – 101.51 sq. m. (1,092 sq. ft.).



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

Rentals upon Application

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.



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 benefiting 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.



Manchester • 304 Cheetham Hill Road

TO LET Individual serviced offices are available from £75 per room, per week on an all inclusive basis.

The accommodation comprises a number of furnished cellular serviced office suites which can be let individually or to suit, for example on a floor by floor basis. The accommodation benefits from a shared reception area, gas fired central heating, upvc double glazed windows, plaster painted walls, fluorescent strip lighting and carpeted floors. There are shared male and female facilities located to the ground and first floor and a kitchen located to the ground floor. In addition there is a board room located to the ground floor which can be utilised by any of the tenants. On street car parking is available close by. From 10.7 sq. m. (115 sq. ft.) to 50.63 sq. m. (545 sq. ft.).



Warrington

Enterprise House, Wilson Pattern Street

TO LET

£25,000 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. The property extends to 534.43 sq. m. (5,753 sq. ft.) – May split. Externally the property also benefits from a substantial car parking area considered suitable for approximately 20 vehicles.



Stockport

Unit SG3 Houldsworth Mill

TO LET

£30,000 pax

The available accommodation comprises a ground floor, self contained office unit extending to 4434 sq. ft. (411.94 sq. m.) benefiting from attractive exposed brickwork features, category II lighting, Ambirad gas space heating, full carpeting and part perimeter trunking. A burglar alarm is also in situ. The unit also has planning consent for A1 "bulky goods" retail use.



Salford

Caxton Hall, Chapel Street

TO LET

From £35.00 per week

The property is of traditional construction and has been refurbished to provide 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. 185 sq. ft. – 2751 sq. ft.



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.



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.).



Bolton

Barnett House, Viking Street TO LET

**Serviced offices from 253 sq. ft.
(£100 per week)**

The accommodation comprises three modern ground floor serviced office suites all suites benefit from the following: Suspended ceiling with integral lighting, perimeter trunking, passenger lift, internal electric roller shutters, gas fired central heating, reception, male/female/disabled toilet facilities, kitchen facilities, onsite allocated car parking, boardroom.



Bolton

Barnett House, Viking Street TO LET £16,000 pax

The accommodation comprises an open plan second floor office suite extending to 1792 sq. ft. (166.44 sq. m.) which benefits from allocated parking. Occupiers can also make use of the boardroom located to the ground floor for as little as half at day at reasonable rates. The accommodation benefits from the following: Suspended ceiling with integral lighting, perimeter trunking, passenger lift, internal electric roller shutters to the ground floor, gas fired central heating, reception, male/female/disabled toilet facilities, kitchen facilities, onsite allocated car parking



Oldham

Compass House, Neville Street TO LET

Rent upon Application

The property comprises the ground floor of a modern two storey office building offering general open plan offices and smaller individual meeting room/private offices totalling 6089 sq. ft. (566.50 sq. m.). The property benefits from gas central heating, double glazing, passenger lift and 3 phase electricity. There is extensive on site car parking facilities available. The first floor can be made available should any ingoing occupier require additional space 6679 sq. ft. (620.54 sq. m.).



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.



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.



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.).





**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.



**Manchester
24 Harkness Street
TO LET**

£22,000 per annum exc

Substantial mainly two storey industrial workshop premises extending to 9,687 sq ft of traditional construction being brick elevations beneath pitched roofs covered with concrete tiles. The property has recently undergone a substantial refurbishment to include rewire and new lighting, new security shutters including electric roller shutter loading doors, new double glazed windows, new gas central heating system, replastering and redecoration and rendering over the front elevation.



**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.



**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 tarmacadam 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.



**Bury
Britannia Works, Cobden Street
TO LET**

Rentals are from £1.00 per sq ft exclusive.

Multi storey mill premises, which offers accommodation over first and top floors which are secure and most are accessed by a goods lift. The accommodation would be suitable for a number of uses (subject to consent) and viewing is recommended. Flexible terms are available along with competitive rentals. From 2,949 sq. ft. (273.96 sq. m.) to 21,367 sq. ft. (1,984.99 sq. m.)



**Oldham
Amalfi House, Featherstall Road North
TO LET**

£10,000 pax

The property comprises substantial accommodation fronting the busy A6048). The property is single storey and provides a mixture of office and storage space along with WC and kitchen facilities. The property would suit various uses from retail to office to showroom and there is signage opportunity at the front of the building fronting the main road. Total NIA 1250 sq. ft. (116.13 sq. m.).



**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 1000 sq. ft. (92.9 sq. m.) to 9808 sq. ft. (911.18 sq. m.).



**Heywood
Unit 3 Spring Mill
TO LET**

£12,000 pax

The property comprises a single storey industrial unit extending to 4,407 sq. ft. (409.44 sq. m.) of traditional brickwork construction. The unit has an electric roller shutter loading door with height of 3.46m and partitioned office and wc facilities. The unit forms part of a larger complex and is self contained.



Oldham Meadowbank Business Park, Tweedale Way

FOR SALE £725,000
TO LET £65,000 pa exc.

Modern industrial unit extending to 12,060 sq. ft. (1,120.5 sq. m.). Internally the property provides integral two storey office accommodation which is fitted in part with air conditioning. The remainder of the unit has been specifically adapted by the installation of a first/mezzanine floor level for the purpose of car storage. The installation of this additional floor level included the strengthening of the ground floor slab. The first/mezzanine floor has a floor loading believed to be 7.5 tonne per sq. m. The property has the capacity for storage of approximately 65 cars and also includes an internal car wash area with surfaced water run off drain. The ground floor also benefits from the installation of under floor heating. Externally there is a fenced and gated parking area to the front.



Dukinfield Cooper Street TO LET

Rents from £4.50 per sq. ft.

A detached single storey unit of steel construction which can be split to suit individual requirements (Units from 1,000 sq. ft. to 5,877 sq. ft.). 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 (624 sq. ft./58 sq. m.) provides stores, works office and there is an office/reception extension. The property is situated on Cooper Street just odd King Street (A627) approx one quarter of a mile north to the centre of Dukinfield and half a mile to the south of Ashton under Lyne town centre. Junction 23 of the M60 is approx 1.3 miles to the west which links to the national motorway network.



Stockport Unit 17 Brinksway Trading Estate (A560) FOR SALE £150,000

Substantial three storey plus lower ground floor industrial building of rendered brick elevations beneath a pitched roof. The accommodation is provided over four levels with loading via the lower ground floor roller shutter loading door. The ground and first floor providing storage and working space and the second floor providing office accommodation which we are informed was formerly residential. 4463 sq. ft. (414.58 sq.m.).



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 Unit 4 Waterloo Works TO LET £3,120 pax.

A traditionally constructed small workshop recently rewired extending to 400 sq. ft. (37.18 sq. m.) and with small rear yard. Roller shutter loading access is provided to Gorsey Mount Street.



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 - 60,000 sq. ft.



Hyde • Alexandra Street TO LET £1.99 per sq. ft. FOR SALE £35 per sq. ft.

A substantial single storey industrial/warehouse unit extending to 34,718 sq. ft. (322.53 sq. m.) of steel portal frame construction arranged over three bays. Elevations are of brick and blockwork with external profile steel cladding in part. The unit benefits from space heaters, three phase power and an eaves height of approximately 4m and loading to either end of the property by electrical roller shutter doors. There is a mezzanine within the bay to the far left providing additional storage space. There is a two storey brick built office section to the front of the property which has UPVC double glazed windows, carpeting and strip fluorescent lighting. The property is situated on a fenced and gated site and there is a large tarmac yard area to the front.



Oldham Castlemill Street FOR SALE £139,950

Two storey former mill premises extending to 4092 sq. ft. (380 sq. m.) of brickwork elevations providing open plan workshop and storage accommodation on two levels with loading access via double timber loading doors to the front elevation onto Castlemill Street. Internally the building is heated by way of gas fired space heater. The ground floor provides open plan workshop area with the first floor providing open plan storage and workshop area with kitchen, canteen and wc facilities.



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 3091 sq. ft. (287 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

RENT 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.).



Warrington • Unit 9, Clayton Road TO LET £1.99 per sq. ft., pax

The property comprises a set of interconnecting U shaped predominantly single storey portal framed industrial/warehouse buildings extending to 32,152 sq. ft. (2,987 sq. m.) with two storey section of ground floor workshop and reception and first floor offices. The units have varying eaves heights and are in the main constructed of brickwork and blockwork base walls clad with profile sheeting above and to the roofs which are insulated. The main area is heated by a mixture of gas warm air space heating and gas fired central heating with the offices benefitting from part air conditioning. Externally to the front of the building is a surfaced car parking area considered suitable for approximately 40 vehicles and in the middle of the site is a surfaced yard area providing loading access via 2 no. loading doors.



Oldham Unit 8 Trafford Industrial Estate TO LET £5,200 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.



Old Trafford • Empress Mill & Trafford Press FOR SALE / TO LET £100 per sq ft / £9.00 per sq ft pax

Trafford Press and Empress Mill are two new build mixed use schemes from 850 sq. ft. – 1324 sq. ft. The commercial offered forms the ground floor element of the respective schemes. Trafford Press, when completed will comprise a total of 118 apartments and Empress Mill 110 apartments. The commercial elements in the schemes are broken down as follows:- **Trafford Press** – The ground floor commercial space within this mixed use development extends to approx. 418 sq. m. split into four units as follows:
Unit 1 – 121 sq. m. Unit 2 – 123 sq. m.
Unit 3 – 95 sq. m. Unit 4 – 79 sq. m.
Empress Mill – Providing a ground floor retail commercial unit extending to 115 sq. m. The units are to be fitted out to a shell specification.



Heywood Unit 5 Spring Mill TO LET £14,000 per annum exc

The property comprises a two storey industrial unit extending to 6,398 sq. ft. (594.42 sq. m.) of traditional brickwork construction. The unit has a roller shutter loading door and wc facilities. The unit forms part of a larger complex and is self contained.



Manchester 14 Addington 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 Addington Street. 5no. car parking spaces will be made available to the Tenant at another property owned by the Landlord in the immediate vicinity.



Deeside Building 315, Hawarden Industrial Park, Manor Lane FOR SALE Offers in excess of £460,000

A good quality original industrial building, that has subsequently been developed and extended in recent years. Internally the property has an unrestricted floor area, access is by way of a full height roller shutter door (4.8m x 5.0m). Attached to the original building are a series of small single storey extensions, comprising compressor room and stores. There is a small mezzanine area providing storage, beneath there are lavatories and mess room facilities. The extensions is believed to have been built in approximately 2002, it is attached to the original building, constructed of steel portal frame with plastic coated insulated steel profile sheeting from eaves to ground floor. The pitched roof is clad with plastic coated insulated panels incorporating an element of translucent light fittings. The extension has a lower eaves height than the original building. Both buildings are heated by a gas fired radiant heaters, via LPG tanks. 1108.46 sq. m. (11,931 sq. ft.) on an overall site of 3 acres.



Manchester Units 6 & 7, 2-6 Midland Street, Ardwick TO LET £1.50 per sq ft in Year One with uplifts to be negotiated for subsequent years. FOR SALE £750,000 subject to contract.

The property comprises substantial warehousing premises extending from 923.07 sq. m. (9,936 sq. ft.) to 1,029.45 sq. m. (11,082 sq. ft.) with showroom and office accommodation of portal frame construction supporting a corrugated sheet roof with translucent roofing panels and with largely brickwork infill walls. The warehousing is provided by way of 2 no. self contained (but currently interconnecting) bays with a mixture of oil fired and gas space heating and with the benefit of strip fluorescent lighting. The office and showroom accommodation is provided to the Midland Street frontage and benefits from attractive solid oak flooring in part, feature spiral staircase with sundry kitchen, wc and other ancillary areas. Externally the property benefits from a large rear yard area providing parking for approximately 27 vehicles along with HGV loading access.



Unit 6
LSTL



Ashton-under-Lyne

93 Oxford Street West

FOR SALE Reduced £495,000 TO LET £45,000 pax

The property comprises a substantial detached single storey industrial unit extending to 14,801 sq. ft. (1,375.07 sq. m.) of steel portal frame construction under a pitched corrugated insulated panel roof. The workshop is set out in two bays and benefits from minimum eaves height of 4.63m, electric up and over loading door, gas fired hot air blower and three phase electricity. The mezzanine provides additional storage which can be accessed from the main workshop. There is a good sized secure yard area to the left of the property. There is first floor office accommodation the front and right elevations of the building. The accommodation is of a good standard and provides a number of partitioned offices together with an open plan area. The offices benefit from a suspended ceiling with inset lighting, central heating, air conditioning and kitchen.



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.



Oldham

Unit 1 Townfield Industrial Estate

TO LET

£9,950 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.



Denton

Unit 2 & 4 St Elizabeth Trading Estate

Grey Street

TO LET £25,000 pa exc. Per Unit.

Incentives available (subject to terms)

The property comprises a modern single storey workshop/warehouse 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.
Unit 2 – 5,020 sq. ft. (466.37 sq. m.).
Unit 4 – 5,174 sq. ft. (480.66 sq. m.).



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). From 830 sq. ft. - 3,350 sq. ft. with loading access.



Stockport

Unit 3 Demeter Buildings,

Brighton Road Industrial Estate

TO LET

£3.00 per sq. ft.

The property comprises a single storey industrial unit extending to 7179 sq. ft. (667 sq. m.). The unit benefits from an approximate eaves height of 5.4m and is accessed by way of substantial electric roller shutter loading door. Internally the unit has been fitted with integral offices. The premises have an external yard and parking area which is believed to extend to approximately 0.25 of an acre within a fenced and gated compound.



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.



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.



Stockport

Units 12B, C & E Marcliffe Industrial Estate

TO LET

From £5,200 pax

The unit comprises substantial industrial accommodation from 1161 sq. ft. (107.92 sq. m.) – 4457 sq. ft. (414.08 sq. m.) of a largely "Nissen" style of construction with a steel frame surmounted by a corrugated metal sheet covering. Unit 12b & c benefits from an electrically operated roller shutter access to the front (4.32m x 5.46m), high bay sodium box lighting and oil fired space heating and burglar alarm system. A small kitchenette area is also in situ at mezzanine level. Unit 12e is to the rear of the premises and benefits from a secondary large roller shutter access to a side yard area used in common with other tenants. LETTINGS OF THE WHOLE OR SEPARATE PARTS WILL BE CONSIDERED.





**Oldham • 100 Shaw Road
FOR SALE Prices upon request**

The complex provides a range of modern single industrial workshop/warehouse units together with a single storey office building with on site parking.

Building One: Semi detached single storey industrial warehouse constructed of steel portal frame construction supported on a part brick part profile metal clad elevations. Loading access to the unit is provided by a roller shutter loading door to the rear. The unit benefits from office and ancillary accommodation, gas space heating and a part mezzanine floor. The gross internal area is **1,018.16 sq. m. (10,959 sq. ft.)**.

Building Two: UNDER OFFER – Modern semi detached warehouse unit of steel portal frame construction with part brick and part profile metal sheet cladding elevations beneath a pitched roof. The unit benefits from an eaves height of 5.7m, high bay lighting and gas fired space heating. The gross internal floor area is **1,148.16 sq. m. (12,359 sq. ft.)**. Units 2 & 3 can be combined to provide a unit of **23,318 sq. ft. (2,166.32 sq. m.)**.

Building Three: Terrace of 5 single storey workshop/warehouse units of steel portal frame construction supported on brickwork elevations beneath a pitched roof. 4 of the 5 units have folding concertina loading door to the front elevation and the units provide the following gross internal floor areas: **Unit E 1,502 sq. ft. (140 sq. m.)**.

Building Four: UNDER OFFER – Single storey modern detached industrial warehouse building constructed of brickwork elevations with cladding to the upper parts supported on a steel portal frame construction. The unit extends to a gross internal floor area of approximately **557.4 sq. m. (6,000 sq. m.)**.



**Stockport
Richard Street Industrial Estate
TO LET**

From £100.00 per week

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 units benefit from roller shutter loading access, independent personnel door and a partitioned office area at mezzanine level.

UNIT 3 - 1,529 sq. ft. (142.04 sq. m.).

UNIT 4 - 882 sq. ft. (81.94 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.



**Oldham
Unit 5 Coppice Industrial Estate
TO LET**

£10,000 pax

A single storey workshop premises extending to 2072 sq. ft. (192.47 sq. m.) with ancillary situated within a small industrial estate constructed of brick and block work with solid floor, pitched roof. There is a loading/vehicle access door (2.99m width, 3.80m - height) and eaves height is approximately 4.58m. Three phase electricity is available. Shared car parking is available within the site.



**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 £7,500 pax

A small estate of various units providing retail/trade counter to the front and workshop/storage and office units to the rear. Unit 2a – Front Retail Unit 989 sq. ft. (91.9 sq. m.) & Unit 5B Workshop/Storage Unit 1632 sq. ft. (151.6 sq. m.).



**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.



Dukinfield

Tower Mill, Park Road

FOR SALE £695,000

The property is a substantial four storey detached Victorian cotton mill with five storey tower and two storey reception to the front left of the mill. To the rear of the mill are two single storey industrial workshops. The building is Grade II listed and was constructed in the 1890's with more recent additional outbuildings, extensions and alterations. The property was most recently used for manufacturing warehousing facilities with some offices to the first floor, however it also presents an ideal redevelopment opportunity subject to gaining the necessary planning consents. The property benefits from a large hard paved car park to the rear.

135,452 sq. ft. (12,583.91 sq. m.) Site Area of 3.15 Acres (1.27 HA)



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.).



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.



Leigh

English Street

FOR SALE / TO LET

Reduced to £295,000 / £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 overlaid. 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 / TO LET

Reduced to £169,950 / £200 pw

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.



Cheetham Hill

Unit 2, Hytech Industrial Park

Peel Lane

TO LET

£13,000 per annum exc.

Unit 2 comprises a new build semi detached industrial unit of steel portal frame construction. Ground and first floor office accommodation is located to the front of the property, with an external canopy area. 2,385 sq. ft. (221.38 sq. m.).



Bolton

Unit 3b Spa Road Industrial Estate

TO LET

£5,200 pax

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.



Oldham

Unit 8 Cromford Business Centre

TO LET

£6,500 pax

The property comprises a modern single storey workshop/ideal starter unit 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. 88.29 sq. m. (950 sq. ft.).



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.





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 W.C 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.).



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.).



Failsworth • Ivy Mill

TO LET From £1.00 per sq. ft. pa exc.

Ivy Mill is a mixed use scheme offering industrial/workshop/storage space as well as newly refurbished office space. The mill also benefits from ample car parking and circulation space. As measured in accordance with the RICS Code of Measuring Practice 6th Edition, the approximate net/gross internal areas are as follows:- Industrial/Workshop/Storage: 200 sq. ft. (18.58 sq. m.) – 40,000 sq. ft. (3,716 sq. m.). Office Accommodation: 117 sq. ft. (10.87 sq. m.) – 10,000 sq. ft. (929 sq. m.).



Stockport

Unit 15.1 Meadow Mill

TO LET

£7,500 pax

This large workshop unit is suitable for a number of uses. It is currently configured as an MOT service centre/garage. As such the unit contains an inspection pit and full concertina door frontage allowing drive in access. The unit also benefits from a dedicated rear kitchen area, wc and extending to 1660 sq. ft. (154.24 sq. m.).



Stockport

Welkin Mill

TO LET

From £1.50 per sq. ft.

2000-20,000 sq. ft. (185.80-1858 sq. m.) of mill space available for a variety of uses. Welkin Mill occupies a high profile and very prominent position overlooking the M60 orbital motorway between Junctions 25, 26 and 27, all approximately one mile equidistant from the property. Stockport town centre is also situated approximately 2 miles to the west of the property.



Reddish

Unit 5, 123a Gorton Lane

TO LET £6,000 pax

Recently constructed semi detached industrial unit of brick and block work elevations, beneath a pitched roof covered with concrete tiles. The unit benefits from substantial up and over loading door and double glazed window and personnel door. Internally the unit benefits from disabled wc, sodium box lighting (to provide approximately 350 lux), and been built high enough in order that a mezzanine floor can be installed. Externally the property is situated within a gated and fenced compound with five no. car parking spaces designated to this unit. 8.574m wide by 9.9m deep, which gives a gross internal area of 84.9 sq. m. (914 sq. ft.).



Chadderton

Ram Mill - 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.).



Astley

Units 3 & 4 Astley Park Estate

TO LET £2,50 per sq. ft.

The units consist of steel portal frame construction with integral single storey offices totalling upto 52,057 sq ft (4,835.81 sq m). There is a large car parking area accessed off Chaddock Lane with shared external loading yard. The premises benefit from the following facilities/specification: Fluorescent strip lighting throughout, fully sprinklered, concrete floor, warm air blowers x 3, 5m to eaves, 1 x roller shutter door, 1 x concertina loading door and 200 KVA power. Unit 3: 33,529 sq. ft. (3,114.84 sq. m.). Unit 4: 18,525 sq. ft. (1,720.97 sq. m.).



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.



Stockport

Unit 1 Whitefield Industrial Estate, Hammond Avenue

TO LET £35,000 pax

A modern warehouse premises on the left hand end of a terrace of 4 industrial units of steel portal frame beneath a pitched roof extending to 737.63 sq. m. (7,940 sq. ft.). Access to the unit is via a roller shutter door facing onto a large concrete surfaced service yard. Internally the unit provides open plan warehouse accommodation with integral 2 storey office, canteen and wc block and is fitted with 3 phase power and gas warm air space heaters. The loading door has a width of 4m and a height of 4.86m and is electrically operated.



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ROGER
HANNAH
& CO



FEATURE PROPERTY



Warrington

Unit 9

Clayton Road

TO LET

**£1.99 per sq. ft.
exc.**

- Modern industrial/warehouse unit with offices
- 32,152 sq. ft. (2,987 sq. m.)
- Site area 1.178 acres
- Onsite parking
- Close to junction 11 M62



FEATURE PROPERTY



Stockport

1 Stuart Road, Bredbury

TO LET

£45,000 p.a. exc.

FOR SALE

**Offers in the region of
£650,000**

- 5567 sq. ft. (526.85 sq. m.)
- Modern detached offices premises
- On site car parking
- 200m from J25 of M60 orbital motorway
- Recently refurbished

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