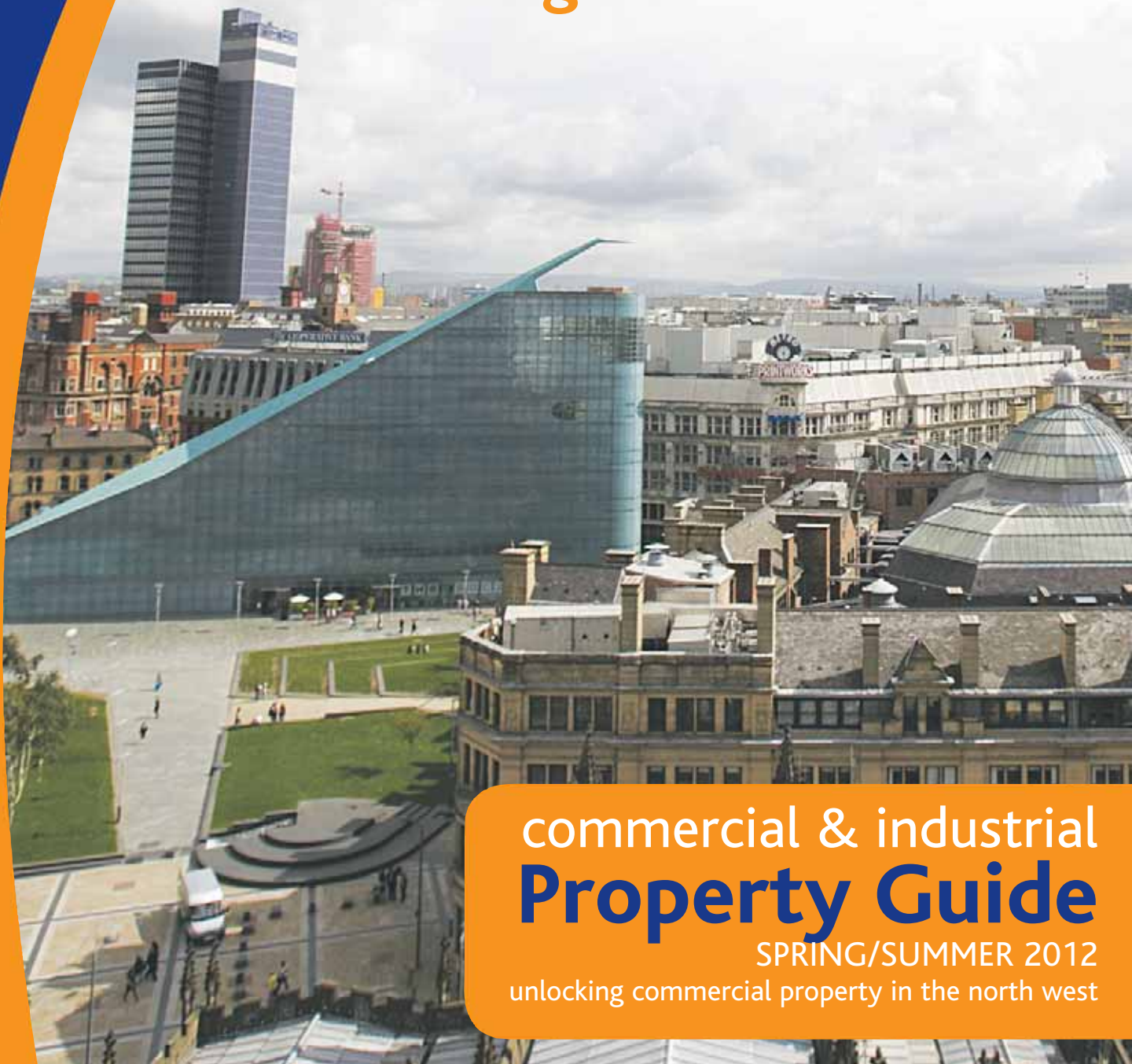




ROGER  
**HANNAH**  
& CO

FreshStart Business  
offer some of the most  
affordable commercial  
space in the Manchester area

**Manchester's Most Active  
Agent – Hat Trick!!!**



commercial & industrial  
**Property Guide**

SPRING/SUMMER 2012

unlocking commercial property in the north west



# Properties of the Month

## Bramhall

26 & 26a Bramhall Lane South



### FOR SALE

Offers in excess of  
£1 million

- 4405 sq. ft. (409.20 sq. m.)
- Prime Restaurant/Bar Premises
- Combined rental income of £62,000 per annum exc. Rising to £67,000 in 2015
- Freehold

## Stockport

International House, Pepper Road



### FOR SALE/ TO LET

FOR SALE £975,000  
TO LET From £5.00 sq. ft.

- 11,506 sq. ft. (1,068.94 sq. m.)
- Self contained office premises
- Excellent on site parking
- Air conditioned
- Passenger lift
- Central reception



## FreshStart Business offer some of the most affordable commercial space in the Manchester area

### North Manchester Business Centre launched with rents up to 80% more affordable than in the city centre with 12 months rent free periods available

Affordable office space provider, FreshStart Business, has launched the North Manchester Business Centre and is offering Greater Manchester some of the lowest-priced office space in the area.

The North Manchester Business Centre is situated ten minutes drive away from city centre yet rents start from just £6 per square foot, up to 80% more affordable than those found in the city centre.

Manchester is the second most expensive city for office space in the UK behind London with headline rents in the centre reaching £29.75 per sq foot in 2011 and the prices are forecast to rise to £30.00 per sq foot in 2012.

Roger Hannah & Co, the company responsible for letting out the North Manchester Business Centre, estimates that average rents for similar commercial property are typically between £10 - £13.50 per square foot; making the North Manchester Business Centre 40% - 66% more affordable.

FreshStart Business is bringing 120,000 square foot of flexible, quality commercial work space and are offering businesses up to 12 months rent free periods as a further incentive. However, FreshStart Business is confident that the affordability of the commercial space will generate a large amount of interest from businesses eager to make substantial savings.

The North Manchester Business Centre is located in Swinton, Salford just off junction 16 of the M60. The centre consists of eight self contained buildings which are currently ready for development for specific client needs.

Charlie Cunningham, chief executive officer of FreshStart Living, said:

"The North Manchester Business Centre not only offers some of the cheapest rents in the area but it is also in a prime location close to major transport links. Businesses who get involved have the opportunity to make substantial savings.

"We are all aware of how the credit crunch has affected many businesses, big and small alike and we have priced

our commercial space accordingly and have highly flexible terms including generous rent free periods.

"Our commercial space will offer companies the financial breathing space they require in order to inject much needed capital into expansion and employment, rather than on expensive commercial rental bills."

Stuart Cooper, director of Roger Hannah & Co said:

"North Manchester Business Centre is delivering exactly what the office Market demands.

"It combines all the key decision making ingredients of, 1) quality accommodation and working environment. 2) location - adjacent to Junction 16 of M60, 3) affordability - being approximately 1/2 the rent of comparable offices (plus a generous rent incentive to aid relocation costs) and finally, 4) flexibility in terms of size, specification and lease terms available.

"I firmly believe that demand for these offices will be high and, if the current interest levels continue the demand may well out strip supply!!"

FreshStart Business is a trading style of affordable property developer, FreshStart Living.

FreshStart was founded in 2009 in response to the virtual standstill of residential development and growing need for affordable homes. The business specialises in transforming empty or underperforming buildings into affordable commercial space, residential homes and student accommodation.

Acquiring sites at below market value allows savings to be passed on to final purchasers - a business model that makes sense not only for FreshStart Living and its customers, but also for end users

The business recently announced its intention to float on the Alternative Investment Market (AIM) of the London Stock Exchange (LSE) at a point during 2012 when market conditions are right, and appointed leading City broker Charlie Cunningham and former Spice plc group finance director Oliver Lightowlers as Chief Executive and Chief Financial Officer respectively to lead its plans to publicly list a proportion of its shares.

Businesses interested in the commercial office space at the North Manchester Business Centre are invited to visit FreshStart Business website [www.freshstartbusiness.co.uk](http://www.freshstartbusiness.co.uk)

## Manchester's Most Active Agent – Hat Trick!!!



Roger Hannah & Co's Agency Department are pleased to announce that they have been awarded the "Most Active Agent in Greater Manchester" for the third successive year.

Every year, Estates Gazette announces which Agents and Surveyors have won their coveted awards across the UK regions. These regional awards are based on the total number of lettings and sales achieved in the previous twelve month period. Roger Hannah & Co are proud to have been awarded the "EGi Deals Winner 2012: Greater Manchester" for the third consecutive year.

Head Of Agency & Director at Roger Hannah & Co., Stuart Cooper commented; "This award indicates that, even in the current difficult economic climate, we are remarkably active, having sold and let more commercial property than any other agent in the Greater Manchester region, thus consistently outperforming our competitors for the last three years. This is even more satisfying due to the extremely difficult economic conditions and is testament to the team's work ethic to "get deals done". Estates Gazette is the national premier commercial property publication, its EGi website attracts more people seeking business premises than any other.

Roger Hannah and Co's Manchester City Centre office has appointed Damien Gibbs to work within their expanding Agency Team. Damien, previously a Senior Surveyor within DTZ's National Industrial & Logistics Team prior to setting up his own consultancy in 2009, joins the firm with the benefit of over 10 years experience in the North West Property Market.

Roger Hannah is delighted to have Damien on board as part of their ongoing programme of expansion, with a view to increasing their corporate profile in the North West and enhancing the quality of service to their clients.



### 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, 98-100 Birch Lane, Longsight**

**FOR SALE**

**£1,100,000**

A traditionally constructed, three storey property which previously operated as a 40 bed care home, however has more recently been registered to care for and educate children on a residential basis, providing classrooms, offices and living accommodation. Externally there is a parking area to the front considered suitable for circa 12 cars, to the rear is a surfaced yard area.

The gross internal floor area of the property extends to 15,200 sq. ft. (1,412 sq. m.).



## Manchester

**Yard fronting - Bradford Road, Miles Platting**

**TO LET**

**£15,000 pax**

The yard has a frontage to Barking Street and comprises a secure site with concrete surfacing and former transport café with c.30 covers.



## Urmston • 300-302 Stretford Road

**FOR SALE £700,000**

The 0.66 acre (0.26 ha.) site is occupied by a pair of large 2/3 storey semi detached houses which are currently vacant and in a dilapidated condition. The site has a frontage to Stretford Road of approximately 26m with vehicular access provided at either side. The site currently has planning consent for a 49 bed roomed residential care home which was approved in early 2010 subject to a Section 106 agreement. Prior to this consent the site also benefitted from planning permission in March 2009 for a 3 storey block of 9 apartments, 4 no. 2 and 3 storey town houses and 2 no. 2 storey semi detached houses. Further details available upon request.



## 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.



## Walkden

**Walkden Methodist Church, Memorial Road**

**FOR SALE £265,000**

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.



**Stoke on Trent  
Park West Business Park**

**FOR SALE**

**Price on Application**

The site comprises a range of single and two storey units providing a mixture of industrial workshop, storage and office accommodation situated within a large secure site. It also has the potential for construction of further accommodation on the surplus land. We believe the site extends to approximately 5 acres yet GIA of existing buildings is approximately 77,000 sq. ft. (7,153.3 sq. m.)



## Chorley

**98-102 Market Street/Gillibrand Street**

**FOR SALE**

**Offers Invited**

The property comprises three retail units fronting Market Street with a large vacant site to the rear accessible from Gillibrand Street. The site is considered suitable for refurbishment or development subject to the necessary consents being obtained. The total site area extends to approximately 3/4 of an acre.



## 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.



## Salford Fitzwarren Street

### FOR SALE

**£75,000**

A regular shaped cleared site adjacent to 125 Fitzwarren Street with outline planning consent (10/58944/OUT) for x3 two storey 3 bedroom terraced dwellings with accommodation in the roof space together with associated parking. Planning permission was granted on 31 March 2011 with architects plans available either on request or via Salford City Council's website.

The dwellings are to comprise a kitchen, living room and Wc on the ground floor, x2 bedrooms with a bathroom on the first floor with a further double bedroom on the second floor together with an ensuite bathroom. Off road parking for one car per dwelling is provided to the front of the property with a garden to the rear.

The site measures approx 0.04 hectares (0.10 acres) with each dwelling having a gross internal floor area of 100 sq. m. (1,076 sq. ft.).



## Stockport Manchester Road, Heaton Chapel

### FOR SALE £300,000

The property comprises a former petrol filling station with showroom and workshop with separate access and egress onto Manchester Road. The property has more recently been used for the sale of used cars and motor cycles sales. The site is considered suitable for a number of alternative uses, subject to planning. Uses could include petrol filling station, quasi retail, trade counter, residential, care home. Showroom & Workshop 4,240 sq. ft. (393.90 sq. m.) Frontage 147 sq. ft. (45 sq. m.) Overall site area 0.3 acres (0.121 ha.)



## 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.).



# Leisure

## Leigh 2a Railway Road

### TO LET

**£25,000 per annum exclusive**

Former bar/club premises extending to 6,560 sq. ft. (609.42 sq. m.). The property is deceptive in its nature and internally opens up to provide spacious club premises including main dance floor, bar area together with additional seating and ancillary accommodation. The first floor also provides additional bar/function room with kitchen and further wc facilities. Loading access is provided to the rear via 2no. loading doors. The premises are considered suitable for alternative uses subject to the necessary consents being obtained. Further details regarding the licensing are available upon request.



## 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.



## 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.).



## Guide Bridge St Paul's Church, Stockport Road

### TO LET

**Ground Floor Area: £3.00 psf pax**

**Upper Floors & Basement: £2.00 psf pax**

Former church premises extending to 10,710 sq. ft. providing accommodation over basement, ground, mezzanine/first floor and second floor levels. The ground floor mainly comprises main church and church hall areas plus ancillary accommodation with the first floor/mezzanine and second floor providing a mixture of function and meeting rooms together with ancillary accommodation. The basement provides former nursery premises. Externally there are approximately 30 no car parking spaces that could be designated for the property.



## 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.





## Chorlton

**53-55 Manchester Road**

**FOR SALE £399,950**

**TO LET Accommodation is available To Let at £15,000 pax**

**Contact Dan Newton for further details 0161 817 3392**

The property comprises x2 three storey mid terraced buildings with basement storage providing x2 self-contained and fully let retail units on the ground floor with vacant self-contained office accommodation to the 1st and 2nd floors. To the front of the property there is an area of hard standing for external display with an enclosed yard to the rear. 53 & 55 Manchester Road offer open plan retail units with 53 also comprising basement ancillary accommodation. The 1st and 2nd floor offices are accessed via the rear of the property and comprise 8 separate office rooms with x2 shower rooms/Wcs. The offices are available To Let but due to the location in a popular residential area, they would also suit conversion to residential accommodation subject to planning permission. Likely 2 bedroom flat rentals: circa £600 - £700 pcm.



## Mossley

**Premier House, Manchester Road**

**FOR SALE £300,000 Net initial yield 10.83%**

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.



## Timperley

**Orchard House, Park Road Estate**

**INVESTMENT FOR SALE**

**£350,000**

Orchard House comprises a two storey office building providing two office suites, kitchen, male and female wc facilities to the ground floor, with two office suites and kitchenette to the first floor. The accommodation has recently been partly refurbished and benefits from a suspended ceiling in part, plaster painted walls, single glazed aluminium framed windows and external roller shutters. The property also benefits from ample parking to the front and right of the building. Total net internal area: 2,737 sq. ft. (254.25 sq. m). Currently let on a three year lease from 17th March 2011 to Dale Acquisitions (06758422) at the sum of £25,000 (twenty five thousand pounds) per annum plus VAT (inclusive of business rate, buildings insurance, water rates and gas charges).



## 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).



## Stockport

**26 & 26a Bramhall Lane South**

**FOR SALE**

**Offers in excess of £1m**

An exclusive leisure investment. The property is let to two restaurants trading as Beluga on the ground floor and Peking Garden on the first and second floors. A freehold property with a total NIA of 4,405 sq. ft. (409.20 sq. m). The Ground floor is let on a 15 year lease from 25th December 2010 and the first and second floor on a 20 year lease from 1st February 1996 producing a combined rental income of £62,000 per annum exclusive rising to £67,000 pa in 2015.



## Dukinfield • New Mill Park Road

**FOR SALE**

**£700,000 Net initial yield 14.40%**

The property comprises a 5 storey detached Victorian cotton mill with a modern warehouse to one side, together with the former gatehouse unit. The lower and ground floors have been sub divided with blockwork walls to provide a range of self contained units. A stairway and lift provide access to the upper floors. The property as a whole comprises approximately 30 individual units. Approximately 22 of the 30 units are currently let. A service charge apportioned by floor area is also payable by all tenants. We understand that the property has the following approximate gross internal floor area: 9,817.54 sq. m. (105,675 sq. ft.). The properties current annual income is in the region of £106,587 per annum with an estimated rental value if fully let of £156,521 per annum. A detailed tenancy schedule is available from the agents upon request.



## Manchester

**50 Cambrian Street**

**FOR SALE**

**£225,000**

The unit briefly comprises a part two storey office section to the front with single storey workshop/warehouse to the rear. Internally the premises are heated by way of gas fired central heating to the offices. Ground Floor Warehouse & Offices extends to 5,614 sq. ft. and the first floor office 1,167 sq. ft. The premises are let to Sparkle Street HQ Ltd for a term of 6 years and 364 days from 1st March 2009 (expiring 27th February 2016). The current rental being £17,477.04 p.a.x and rising to £18,001.35 p.a.x on 1st March 2015. Total GIA: 6,791 sq. ft. (633.88 sq. m).



## 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.



## Whitefield

### 65 & 67 Sunny Bank TO LET / MAY SELL

The site is currently occupied by two single storey retail units of traditional construction, occupying a prominent corner location with ample on site parking. The property is flexible in its nature and is being offered as individual units, combined unit with the potential for extension or can be made available on a freehold basis with development potential.

#### 65 Sunny Bank:

Retail area 38.4 sq. m. (413 sq. ft.)  
Store 13.7 sq. m. (147 sq. ft.)  
Workshop 31.6 sq. m. (340 sq. ft.)  
Wc

**Total 83.7 sq. m. (901 sq. ft.)**

65 Sunny Bank - £6,000 per annum exclusive

Combined - £19,500 per annum exclusive (to include whole of car park).

#### 67 Sunny Bank:

Retail area 91.2 sq. m. (982 sq. ft.)  
Store 43.5 sq. m. (468 sq. ft.)  
Wc

**Total 134.7 sq. m. (1,450 sq. ft.)**

**Total site are 0.33 acre (0.133 ha.)**

67 Sunny Bank - £9,950 per annum exclusive



## 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.). Close to the new Tesco Superstore.



## 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 a 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.).



## 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 £9,500 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.



## Bury

### 110 Wash Lane TO LET £11,500 pax

The property comprises a well established single storey retail unit extending to 1125 sq ft (104.51 sq m) which has recently been trading as a window and door showroom and retail centre. The premises benefits from a double glazed frontage and is ready for trading as a showroom/retail type operation. The property benefits from internal wc and kitchen area and also has electrically operated shutters to the front of the premises. A small yard area lies to the rear. Incentives available.



## 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.)





## Chorley

**98-102 Market Street/Gillibrand Street**

**FOR SALE  
Offers Invited**

The property comprises three retail units fronting Market Street with a large vacant site to the rear accessible from Gillibrand Street. The site is considered suitable for refurbishment or development subject to the necessary consents being obtained. The total site area extends to approximately  $\frac{3}{4}$  of an acre.



## Manchester

**84 Great Ancoats Street**

**TO LET**

**£10,000 pax**

Total NIA 1150 sq. ft. (106.82 sq. m.). The property comprises accommodation fronting the busy Great Ancoats Street. The ground floor area comprises a rectangular sales/bar area with a wc and small storage room to the rear. Storage space is provided by way of a rectangular basement. Car parking can be provided to any ingoing tenant within a secure gated compound, also owned by the landlord and within close proximity. The property would suit uses such as restaurant/café/bar/retail subject to the attainment of the relevant planning consents.



## Darwen

**36 Market Street**

**TO LET**

**£29,500 pax**

Ground floor retail unit comprising open plan sales area with suspended ceiling and strip fluorescent lighting. The premises are heated by way of gas fired heating. Total net internal area: 3,537 sq. ft. (328.57 sq. m.).



## Southport

**Heathfield Road/Ranelagh Drive**

**TO LET**

**£6,500 pax**

The properties comprise ground floor retail units from 290 sq. ft. (26.95 sq. m.) with wc facilities. The premises are off various configurations and specifications and are available for immediate occupation.



## Urmston

**33 Flixton Road**

**FOR SALE £199,950**

The property comprises a traditionally constructed two storey retail property extending to 1,406 sq. ft. (130.62 sq. m.) situated at the right hand end of a parade of similar properties. The property briefly comprises ground floor double fronted and extended open plan retail showroom area with first floor office and ancillary accommodation. The property also benefits from one car parking space to the rear and forecourt to the front.



## 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.



## 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.



## 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 ingoing occupier would be allocated approximately 2 car parking spaces.





## Manchester Great Ancoats Street

**TO LET**

**£19,000 pax**

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



## 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 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.).



## 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.





## 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.



## 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

**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.



## 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.



## 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.



## 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.



## Oldham

Ascroft Court, Peter Street

TO LET

From £4 per sq. ft – Flexible terms available

The property The scheme comprises a total of 10 two storey office units within a communal courtyard benefiting from being fully refurbished, LG3 lighting, gas central heating, kitchen and WC. The units are capable of being combined to provide a larger demised area. The office also benefit from one car parking space per unit. Unit 3 1,341 sq. ft. (125 sq. m.) Units 4 & 5 2,711 sq. ft. (251.9 sq. m.) Units 6 & 7 2,685 sq. ft. (249.4 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.



## 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.)



## 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.)



## 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.)



**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.



**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.



**Oldham • 51 Union Street**

**TO LET £10,500 pax**

Internally the property provides a largely open plan office to the ground floor, with cellular office, kitchenette and wc to the rear single storey extension. To the first floor there are two cellular offices whilst to the third floor there is another cellular office, wc, small store/locker room and a larger store room. There is also a basement providing additional storage space. The property benefits from a suspended ceiling with integrated lighting to the ground floor open plan area, single glazed timber framed glass shop frontage with internal electric roller shutter, gas central heating and intruder alarm. The windows to the front of the property are largely single glazed timber framed, whilst to the rear they are upvc double glazed. Externally the property benefits from the shared use of the rear gated tarmac yard which provides parking for approximately two vehicles. Total Net Internal Area 1323 sq. ft. (122.94 sq. m.).



**Dukinfield • Tudor Industrial Estate**

**FOR SALE £195,000**

**TO LET**

**All enquiries to Roger Hannah & Co**

Detached two storey office building which has been extended by way of single storey extension to the rear. The building is of brickwork elevations beneath a flat roof. Internally the property provides both open plan and cellular office space benefiting from suspended ceilings with category II lighting, carpeting, perimeter trunking, gas central heating, air conditioning, double glazing, internal security shutters, key code entry system, fire alarm and CCTV. Externally the property provides surfaced car parking considered suitable for 15 vehicles. Total NIA 5,946 sq. ft. (552.4 sq. m.).



**Stockport • 1 Stuart Road**

**TO LET £45,000 pax**

**FOR SALE O.I.R.O. £650,000**

Traditionally constructed two storey office building extending to 5,567 sq. ft. (526.85 sq. m.) which has benefitted from a recent refurbishment program to include suspended ceilings incorporating category II lighting, gas fired central heating system upvc double glazed windows fitted with security shutters and internally provides a mixture of cellular and open plan office space. Externally there is parking to the front and side of the property.



**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  
INCENTIVES AVAILABLE**

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.).



## Wigan

Standishgate

**TO LET From £20,000 pax.**

**INCENTIVES AVAILABLE**

The units are situated within a parade of shops on the lower part of Standishgate at its junction with Mesnes Street & Crompton Street in the heart of Wigan town centre.

58-60 Stangdishgate	3,299 sq. ft. (306 sq. m.)	£50,000 pax
64 Standishgate	980 sq. ft. (91 sq. m.)	£20,000 pax
66 Standishgate	2,117 sq. ft. (196 sq. m.)	£30,000 pax



## 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.)



## Stockport

Prudential Buildings, 61 St Petersgate

**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.





**Cheadle Hulme**

**Prospect House, 20 Mellor Road**

**MAY SELL Price on Application**

**TO LET From £8.00 psf**

The property comprises a detached 3 storey building extending to 8,395 sq. ft. (779.91 sq. m.) with a ground floor shop and office accommodation above and to the side together with a basement and a large car park with car parking for approximately 22 car spaces. On a To Let basis, the office accommodation is available however the whole property including the income producing ground floor retail unit is available for sale. The office accommodation is a mixture of open plan and cellular offices over ground, first and second floors which has been extended to the side together with a conservatory to the rear. The accommodation benefits from full air conditioning and an extensive car park. Currently producing an income of £61,400 per annum.



**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.).



**Royton**

**318 Oldham Road**

**TO LET £10,000 pax**

**FOR SALE £105,000**

The property comprises a two storey end of terrace former dental surgery extending to 1391 sq. ft. (129 sq. m.). Internally the ground floor accommodation comprises: Reception, 4 Consultation Rooms. To the first floor: Waiting Room with Three Consultation Rooms, Male & Female Wc's and Storage Area. The property is fully redecorated throughout and has the benefit of gas central heating, UPVC double glazing, fluorescent strip lighting, alarm system and basement storage. Car parking is also available.



**Stockport • Hazel Grove  
International House, Pepper Road  
FOR SALE/TO LET**

**Upon Application**

The property comprises a modern purpose built office building configured on a mix of open plan and cellular offices and meeting rooms. The property benefits from perimeter trunking, carpeted floors, suspended ceilings, inset panel lighting, air conditioning, kitchen facilities, large central reception, passenger lift and parking for 57 cars.  
Ground Floor 5,835 sq. ft. (542.09 sq. m.)  
First Floor 5,671 sq. ft. (526.85 sq. m.)  
Total 11,506 sq. ft. (1,068.94 sq. m.)



**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.



**Stockport  
Greg Street, Reddish  
TO LET**

**£17,000**

Two storey detached office premises with a range of cellular and open plan office accommodation together with garage store premises to the side and on site parking for approximately 20 cars. Internally the premises benefit from gas central heating and recent redecoration.  
2,395 sq. ft. (223 sq. m.)



**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**  
**£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



## Stockport Discovery House, Crossley Road

**TO LET Rent upon Application**

A three storey office building with an impressive foyer/entrance area. There is a recently fitted 8 person passenger lift providing access to all floors of the premises. The accommodation benefits from the following features – High quality full refurbished office suites, 24 hr security guard and CCTV, open plan with conference and reception rooms, disabled Wc facilities and generous parking. The total floor space available extends to 23,200 sq. ft. (2,155 sq. m.).



## 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 incoming occupier require additional space 6,679 sq. ft. (620.54 sq. m.).



## 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.



## 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.).



## Blackpool Croft Court, Whitehills Business Park

**FOR SALE Price on Application**

**TO LET**  
**Rents from £5 per sq. ft.**  
We are pleased to offer new build offices in a landscaped environment with excellent access to Junction 4, M55. The offices are available from 1,796 sq. ft. – 3,800 sq. ft. There are of a high specification and have excellent amenities. Flexible lease terms are available with options to purchase.



## 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).



## Swinton North Manchester Business Centre, Wynne Avenue

**TO LET**  
**Rental upon Application**

Clifton Business Park provides over 200,000 sq ft of accommodation with 533 designated car parking spaces. The majority of the accommodation was constructed in circa 2007 to a high standard to include: DDA Compliance, passenger lifts, double glazing, perimeter trunking and GCH. The currently available office space can be fitted to incoming occupiers specific requirements and can be made available on flexible lease terms. Office suites can be made available from 250 sq. ft. (23.0 sq. m.) upto approximately 100,000 sq. ft. (9,290 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 1,435.3 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.



## Shaw Glebe Street/Rochdale Road (former Warburtons Bakery) FOR SALE

Mainly single storey former bakery premises which is available as a whole or divided into individual self contained workshop warehouse unit with first floor office accommodation.

**Unit 1** - Single storey workshop warehouse unit, extending to 13,500 sq. ft. (1,254 sq. m.) **For Sale: £495,000**

**Detached Unit** - 800 sq. ft. plus yard area 2,800 sq. ft. (260 sq. m.) **For Sale: £140,000**

**Whole Premises** - 56,000 sq. ft. (5,202 sq. m.) Site area 2.23 acres (0.9 ha.) **Asking Price on Application**



## Manchester 48 Cambrian Street FOR SALE £225,000

A part two storey office section to the front with single storey workshop/warehouse to the rear. Internally the premises are heated by way of gas fired central heating to the office part also benefiting from gas space heater to the workshop/warehouse area. Total GIA: 6,694 sq. ft. (621.87 sq. m.).



## 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 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 units 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 £1.00 per sq. ft. pax**

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 1,000 sq. ft. (92.9 sq. m.) to 9,808 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.





## 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.



## 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. 4,463 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.



## Stockport

### Hempshaw Industrial Estate

#### TO LET

#### Available from £3,650 pax

The units comprise traditionally constructed workshop/storage accommodation from 1,182 sq. ft. (110 sq. m.) to 3,091 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.



## Manchester

### 146 Bradford Road

#### TO LET

The property comprises of a modern single storey industrial warehouse of steel portal frame construction with concrete floor, breezeblock infill walls and a pitched sheet profile roof. The premises also benefits from a large secure yard to the rear of the premises. The premises can be taken as separate or combined units.

Unit 1 3,367 sq. ft. (312.81 sq. m.) - £12,000 pax

Unit 2 4,515 sq. ft. (419.44 sq. m.) - £16,000 pax

Combined 7,882 sq. ft. (732.24 sq. m.) - £28,000 pax





**Oldham  
Waddington Street  
FOR SALE (Due to relocation)  
Offers in the region of £925,000**

Two workshop/warehouse units with an eaves height of approximately 6.63 metres. The main unit incorporates a two storey office section providing reception, canteen and toilet facilities and to the first floor there are a further three offices and a meeting room. The second warehouse comprises workshop and storage accommodation which has an attached two storey office block providing various offices, storerooms, kitchen and WCs. Loading access to both units is provided by way of a substantial roller shutter door to the front elevation and internally the units are fitted with gas space heaters and a mixture of strip fluorescent and sodium box lighting. There is a yard providing a loading area with some on site parking for up to 15 vehicles. Unit 1 – 15,183 sq. ft. (1,410.56 sq. m.). Unit 2 – 10,947 sq. ft. (1,016.94 sq. m.). Total – 26,130 sq. ft. (2,427.5 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 benefiting 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.



**Middleton  
Optima House, Cemetery Street  
TO LET £12,000 pax**

The property comprises a two storey building with rendered and painted elevations beneath a pitched tile covered roof. Internally the property comprises a number of retail/office areas with a larger open plan store/warehouse area to the left of the ground floor. The property benefits from upvc double glazed windows with external electric roller shutters to the ground floor. There are suspended ceilings in part, and gas fired central heating throughout. On street car parking is available immediately outside the building. Total net internal area: 2300 sq. ft. (213.68 sq. m.).



**Ardwick  
Unit 29b Wadeson Road  
FOR SALE £250,000  
TO LET £25,000 pax**

The unit remains fully fitted as a garage/workshop extending to 8,689 sq. ft. (806.63 sq. m.). The property is single storey steel frame construction with brickwork elevations under a mixed concrete interlocking tile and profile sheet metal roof. High bay sodium lighting along with an electrically powered main roller shutter loading door are in situ as is a mezzanine office and store area.



**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 Addlington Street  
TO LET**

**£14,500 pax**  
The property comprises a semi detached workshop/warehouse premises extending to 4,576 sq. ft. (424.44 sq. m.). The accommodation is arranged over lower ground, upper ground and first floors and offers a mixture of workshop and warehousing along with some partitioned cellular office space. The premises benefit from a burglar alarm system, gas fired central heating to the office portion, and roller shutter loading access to Addlington Street. 5no. car parking spaces will be made available to the Tenant at another property owned by the Landlord in the immediate vicinity.



**Dukinfield  
Sandy Lane  
FOR SALE From £75.00 per sq. ft.  
TO LET From £6.00 per sq. ft. – Incentives offered**

We are inviting expressions of interest on a pre-let and pre-sale basis with consideration given to design and build warehouse / industrial units. At present the site has planning consent (04/00123/FUL) for the construction of 4 units totalling 1,301 sq m (14,000 sq ft) together with a communal yard and the provision of 30 car parking spaces. Accordingly units can be provided from 325.15 sq. m. (3,500 sq. ft.) – 1,301.00 sq. m. (14,000 sq. ft.). (Plans available on request). An alternative scheme could also be accommodated subject to planning comprising 9 units of approx 220.00 sq. m. (2,368 sq. ft.) totalling 1,980.00 sq. m. (21,313 sq. ft.).



**Royton  
2 Kings Mill, Shaw Road  
TO LET  
Industrial Premises - £10,000 pax. Yard Area - £5,000 pax**

The property comprises a modern single storey industrial workshop extending to 4,455 sq. ft. (413.86 sq. m.). It has the benefit of a three phase electricity connection, wc/shower/changing area, office area extending to approximately 25 sq. ft. and full height roller shutter access. The unit also benefits from a vehicle inspection pit. To the side of the building is a yard extending to approximately 9,960 sq. ft. (925.28 sq. m.) which is available either with the industrial premise or by separate negotiation.



## 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.



## 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 • 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.).



## 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.



## Heywood

Park Works, River Street

**FOR SALE £695,000**

Substantial single storey industrial workshop unit constructed in the main of brick and blockwork elevations supporting either a steel portal frame of a steel truss frame beneath pitched roofs. The unit has been extended at various stages and briefly comprises of 6 defined interconnecting areas. Internally the units benefit from gas radiant space heating to the workshop and gas central heating to the office areas. Three phase power is also connected. Loading access is via 6no. roller shutter loading doors and 1 set of timber double loading doors. Externally there is a surfaced yard area and yard and car parking area to the side with the total site area extending to approximately 1.38 acres.





**Oldham • 100 Shaw Road  
FOR SALE**

**Building One:**

Semi detached single storey industrial warehouse. Loading access 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 total gross internal area is 10,959 sq. ft. (1,018.16 sq. m.). Consideration will be given to splitting this unit to create 2 x 372 sq. m. (4,000 sq. ft.) units -

**For Sale (as a whole): Offers in the region of £350,000/To Let: £30,000 per annum exclusive or Split For Sale: £190,000/To Let: £17,500 per annum exclusive**

**Unit D:** Part of a terrace of similar units, extending to 2,000 sq. ft. (186 sq. m.) - **For Sale: £120,000**



**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.).



**Manchester**

**Crusader Works, Chapeltown Street  
TO LET**

**From £3.00 per sq. ft.**

The units are self contained forming part of the Crusader Works complex which is a substantial mill building. All floors provide manufacturing/storage accommodation which is suitable for a variety of uses.

Units are available with PVC double glazed windows and three phase electricity. Parking is also available. From 5,471 sq. ft. (508.26 sq. m.) to 10,793 sq. ft. (1,002.67 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.



**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.)



## 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.



## 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.



## 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.



## 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.



## Reddish

**Unit B, Herrod Avenue  
TO LET £36,000 pax FOR SALE £395,000**

Total GIA 7,174 sq. ft. (666.44 sq. m.). Single storey recently refurbished workshop warehouse unit constructed in two bays of steel portal frame construction with brickwork elevations covered with profile metal cladding which is insulated to the underside. The unit benefits from open plan working/storage area with integral office, kitchen and wc facilities to the front. The property internally benefits from sodium low bay lighting, three phase power supply and electric roller shutter loading doors to the front and rear of the unit, the rear shutter door leading to a small private enclosed yard area. To the front of the unit is a car parking area considered suitable for 10 or more cars.





## 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 up to 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: Up to 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

### 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.



## 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 1,660 sq. ft. (154.24 sq. m.).



## Denton

### Unit G2 Heaton Street Works,

### Heaton Street

**TO LET**

**£5,000 per annum exc.**

Heaton Street Works is a traditionally constructed former mill property which has been split to provide a number of workshops, storage and business units. This unit is a self contained workshop and would be suitable for a variety of uses. Total Net Internal Area 948 sq. ft. (88.20 sq. m.).



## Astley

### Unit 4 Astley Park Estate

**TO LET**

**£3.00 per sq. ft.**

Constructed of brick and block work elevations, with loading via a gated yard area to an electric roller shutter door. The premises extends to 16,000 sq. ft. (1,486 sq. m.) and benefit from the following facilities/specification: New low-bay lighting, fully sprinklered, concrete floor, 5m. to eaves, separate car parking, 1 x roller shutter door, 100 KVA power, internal offices with suspended ceilings, air controlling system and storage heaters, loading area suitable for up to 7.5 tonne wagons.



## 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  
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**Oldham**  
Waddington Street  
**FOR SALE**  
**£925,000**

- 26,130 sq. ft. (2,427.5 sq. m.)
- Modern single storey workshop warehouse units
- Parking for circa 50 cars
- 6.63m. eaves height
- Office accommodation
- Yard with loading areas



**Shaw**  
Glebe Street/Rochdale Road  
**FOR SALE**  
**From £140,000**

- 56,000 sq. ft. (5,202 sq. m.)
- Site area 2.23 acres (0.9 Ha)
- Former Warburtons bakery
- Single storey industrial units
- Available as a whole or can be split



**MISREPRESENTATION ACT**

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