

FOR SALE

Modern Self-Contained Commercial Unit
2,140 sq ft (199 sq m)

UNITS 1 & 2
BURTON PLACE
ELLESMERE STREET
MANCHESTER
M15 4LR



LOCATION _____



Burton Place is located off Ellesmere Street in the sought-after area of Castlefield in Manchester City Centre.

The location provides easy access to the regional motorway network via the A56 and the M602 yet is only 5-10 mins walk from Deansgate Train Station and Manchester Central Metrolink station and 5 minutes' walk from Cornbrook Metrolink station.

Local amenities include Morrisons Daily Tesco Express, Banyan Tree bar/café and Co-op Food all within 5 mins walk.

Castlefield is a cosmopolitan mix of business, residential and leisure/retail uses and there is plenty of long and short-stay car parking nearby.

Castlefield is an established business and leisure destination within Manchester city centre.



DESCRIPTION _____

Availability

AREA	SIZE (SQ FT)	SIZE (SQ M)
Unit 1 – Ground Floor	974	90.5
Unit 2 – Ground Floor	1,166	199
TOTAL	2,140	289.5

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on IPMS3 basis.

Specification

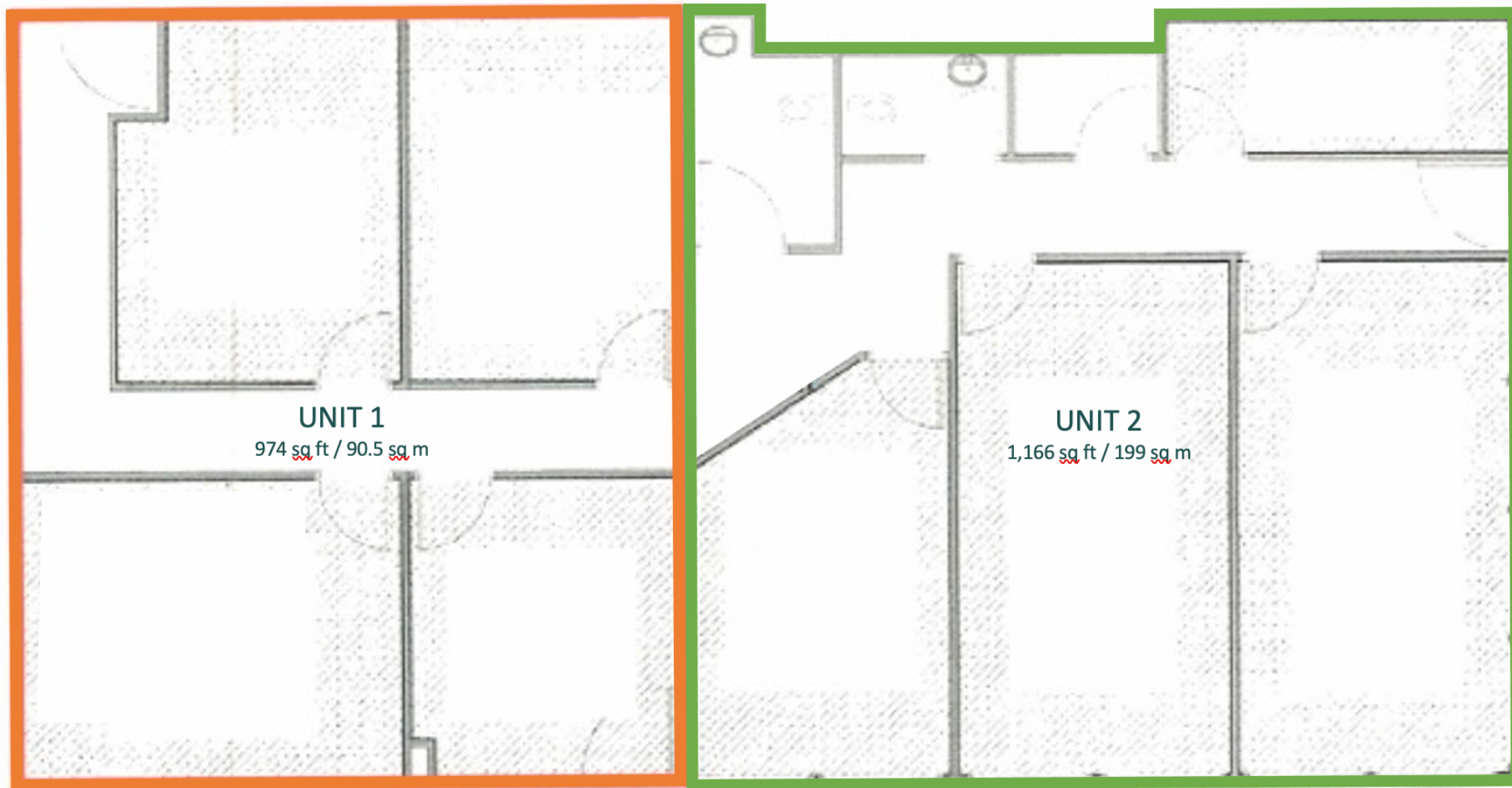
- AIR CONDITIONING
- ELECTRONIC ROLLER SHUTTERS
- INTERCOM ENTRY SYSTEM
- INTRUDER ALARM
- SUPERFAST INTERNET CONNECTION
- DDA COMPLIANT
- SUSPENDED CEILINGS
- RAISED ACCESS FLOORS
- LED LIGHTING
- 2 PARKING SPACES (TANDEM)
- SELF-CONTAINED
- PREVIOUSLY CLINICAL USE

A modern commercial space comprising two adjoining units and finished to a high standard, featuring a variety of open plan and partitioned spaces.



FLOOR PLAN _____

Indicative floor plans for illustration purposes only.



UNIT 1
974 sq ft / 90.5 sq m

UNIT 2
1,166 sq ft / 109 sq m

ELLESMERE STREET

TERMS _____

PRICE

£455,000

TENURE

999 year Long-Leasehold from 31st July 2006 with a yearly ground rent of £250 pa per unit.

CAR PARKING

1 tandem (2 spaces).

VAT

All prices are quoted exclusive of by may be subject to VAT.

BUSINESS RATES

Interested parties to make enquiries with the Valuation Office Agency.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, in the event of a sale, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VIEWING

Strictly by appointment with joint agents.



Contact

ROGER HANNAH
0161 817 3396

Dan Rodgers
danrodgers@rogerhannah.co.uk

EDWARDS & CO
0161 833 9991

Oliver Woodall
oliver@edwardsandco.com
Richard Dinsdale
richard@edwardsandco.com