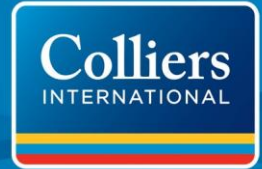


TO LET

INDUSTRIAL UNIT



Park Works, Grimshaw Lane, Newton Heath, Manchester, M40 2BA

- Well established industrial location
- Close to Manchester City Centre
- 15-acre plot
- Flexible /short term lease available
- Overhead crane installed
- Unit can be sub-divided
- Available immediately
- Generous yard
- Formerly Mathers Foundry

CONTACT US

Viewing is strictly by prior appointment with the sole agents:

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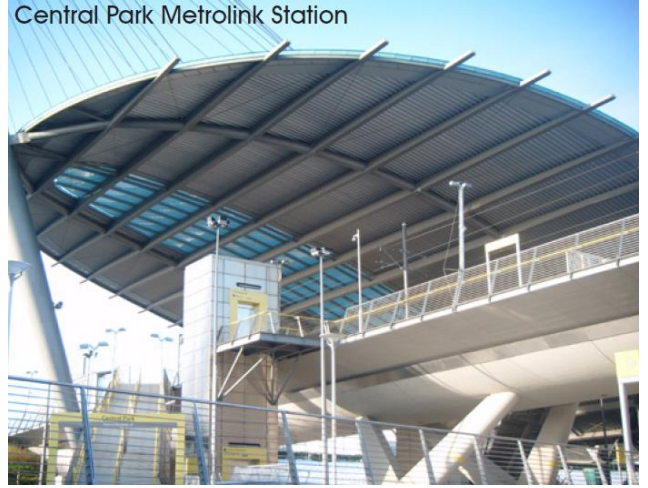
20,000 - 263,283 sq ft (24,459.8 sq m)

Park Works, Grimshaw Lane, Newton Heath, Manchester, M40 2BA

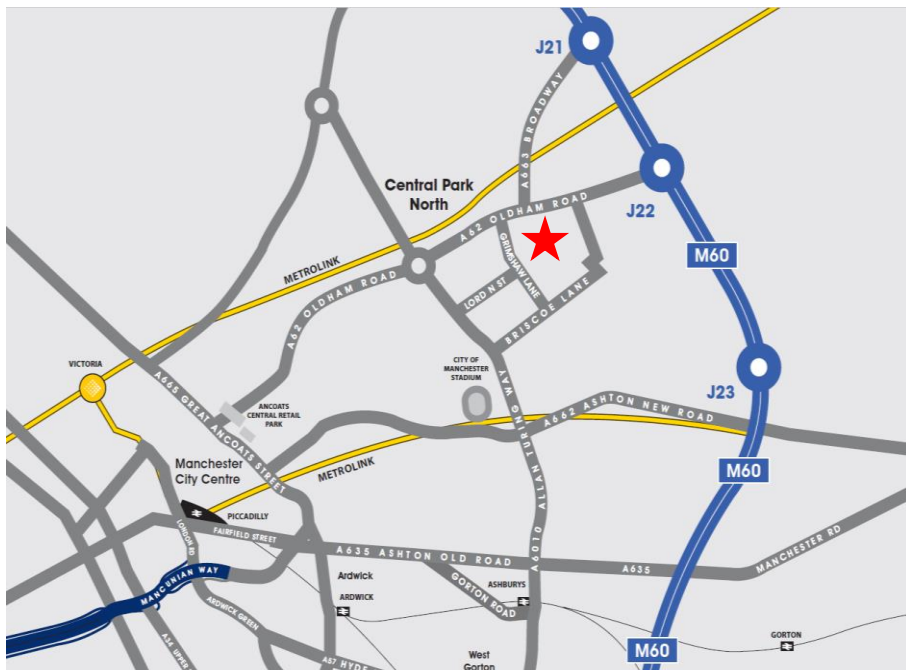
New Police HQ



Central Park Metrolink Station



Etihad Stadium



LOCATION

The unit is situated on a well-established mixed ownership industrial estate to the south of Central Park, East Manchester's Premier Business Park. Access is via Oldham Road A62 on the outskirts of Manchester City Centre. The site is 1.5 miles from the centre of Manchester and 2.5 miles from junction 21 and 22 of the M60.

In addition, a new metro-link stop has been constructed at Central Park approximately 500 metres north of the unit. Alan Turing Way leading to sport city and the Manchester City Stadium are approximately 500 m to the west.

Park Works, Grimshaw Lane, Newton Heath, Manchester, M40 2BA



DESCRIPTION

A large unit located to the east of Manchester between Newton Heath and Miles Platting. The property is situated in a 15-acre plot that comprises of further development space to the rear. The property lends itself to the manufacturing sector who could utilise the overhead crane installed. The generous yardage available is attractive for various parking and storage firms.

The property can be sub-divided into individual units from 20,000 sq ft.

RATEABLE VALUE

We understand that the unit has a Rateable Value of £297,500 making the rates payable circa £147,857 pa however we request that all interested parties make their own enquires with the relevant Local Authority.

EPC RATING

Certification available upon request.

TERMS

The property is available to let by way of a new FRI (Full Repairing and Insuring) lease on terms to be agreed.

RENT

Rental available upon application.

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

VAT

Prices quoted are exclusive but may liable to VAT.

ACCOMMODATION

The unit has the following approx. gross internal floor areas:

Warehouse	263,283 sq ft	/	24,459.8 sq m
TOTAL	263,283 sq ft	/	24,459.8 sq m

Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.
20/08/2015

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