

# TO LET

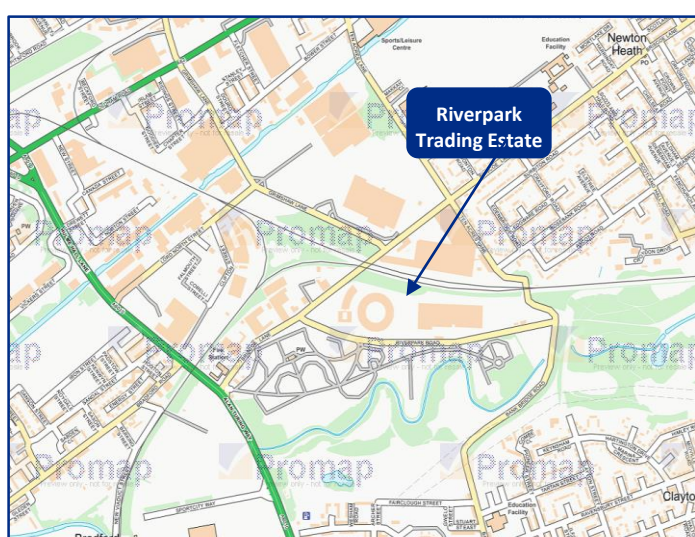
**37,120 sq ft**  
**(3,448.53 sq m)**



Modern End Terrace Warehouse Unit

**Block 4, Riverpark Trading Estate**  
**Riverpark Road**  
**Eastlands**  
**Manchester**  
**M40 2XP**





## LOCATION

Eastlands is in close proximity to the Etihad Stadium, home of Manchester City Football Club and Sports City, as such the area has seen a vast improvement in transport infrastructure and significant regeneration to both commercial and residential.

Riverpark Trading Estate is located on Riverpark Road, off Briscoe Lane, which is accessed from Alan Turing Way (A6010). Alan Turing Way forms part of the Manchester Inner Ring Road in the Eastlands area of Manchester.

Junctions 22 and 23 of the M60 are both approximately 4 miles from the premises via the A62 Oldham Road and A662 respectively. Manchester City Centre is approximately 1.5 miles to the west of the premises.

## DESCRIPTION

Block 4 is a modern single storey industrial / warehouse unit of steel portal frame construction, with profile metal clad elevations / roof with a concrete floor. Loading is via a mix of drive-in and dock level loading doors (8 in total) to the front and rear of the property. Glazed offices are located to the front of the premises together with male and female toilet facilities.

The premises benefit from an internal loading area, lit by sodium lighting and heated via gas fired warm air blowers.

Externally the site offers a large amount of HGV and car parking with external storage / hard standing and perimeter secure fence. In addition, the site is fully enclosed and benefits from 24 hour manned security and CCTV.

## ACCOMMODATION

The property has been measured on a gross internal basis and comprises 37,120 sq ft (3,448.54 sq m).

## SERVICES

We understand all mains services are connected to the premises, including gas and three phase electricity.

## EPC

An Energy Performance Certificate is available upon request.

## RATEABLE VALUE

We advise any prospective tenants to make their own enquiries of Manchester City Council.

## PLANNING

We are advised the permitted use of the site is Classes B1, B2 and/or B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987.

Interested parties should make their own enquiries of the Manchester City Council Planning Department.

## TERMS

The accommodation is available by way of new full repairing and insuring leases for terms to be agreed.

## RENTAL

Upon application.

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT at the prevailing rate.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

## FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

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