



## To Let - Well Appointed Workshop / Storage Space

**Unit 10F, Wilsons Park, Monsall Road , Newton Heath, Manchester, M40 8WN**

**1,051 ft<sup>2</sup> (97.64 m<sup>2</sup>)**

- Well appointed workshop / storage unit
- Well located for transport links
- Open plan with double door access
- Ready for immediate occupation
- Flexible lease terms available subject to contract

## Description

Wilsons Park in the Newton Heath area of Manchester offers a broad range of services, from offices, workshops, industrial units and storage space to rent, to meeting rooms for hire.

The business park consists of a combination of historic and modern buildings - one dates back to the 1880s, while the latest was built in 1998. In total, we offer 69,228 square feet (6,431 square metres), split into 85 business units. These range in size from 50 - 2,400 square feet (5 - 222 square metres).

It benefits from free car parking, secured via electronic gates, a CCTV monitoring system and 24/7 access to your unit. We also have a reception, which offers postal and franking services.

### Workshops, industrial units and storage units

The units are of varying sizes, from 475 - 2,623 square feet and these are mostly self-contained, with their own toilet and kitchen facilities. Where they are not, we have communal facilities available.

### Offices

Our offices in buildings 1 and 2 are offered on an all-inclusive basis, which includes small business rates. Therefore, these are perfect for companies that prefer one, standard bill each month.

### Location

Wilsons Park is based in the Newton Heath area of Manchester, conveniently situated just two miles north east of central Manchester near Harpurhey, Blackley and Cheetham Hill. Located just off the main A62 Oldham Road, the M60 motorway is only minutes away and provides excellent access to the wider area surrounding Manchester.

### Accommodation

We have been advised the property measures 1,051 ft<sup>2</sup>. Miller Metcalfe have not verified this measure and any interested parties are advised to make their own investigations in this regard.

## Tenure

Leasehold

## Rent

£11,880 per annum + VAT

## Planning Use

B2 General Industrial

## EPC

A copy of the EPC is available on request.

## VAT

VAT is applicable at the prevailing rate

## Viewing

Viewing by way of appointment through the sole agent Miller Metcalfe Commercial  
Ms Felicity Middleton  
01204 525252  
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