

# TO LET

3,532 sq ft (328.13 sq m)



Office Accommodation

## Riverpark Trading Estate

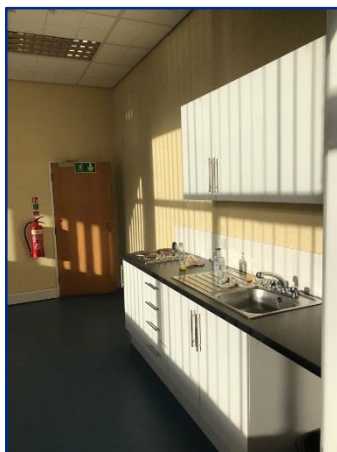
Riverpark Park

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

Riverpark Trading Estate houses a variety of different blocks currently utilised for warehouse, offices and retail uses.

## ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice and we calculate the available space has the following floor areas:

Current availability within the office block is as follows:

	Sq ft	Sq m
<b>Ground Floor</b>		
<b>G-F 19-21</b>	<b>3,532</b>	<b>328.13</b>

## SERVICES

We understand three phase and single phase electricity, mains water and drainage are available to the units.

## 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 individually or combined 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.

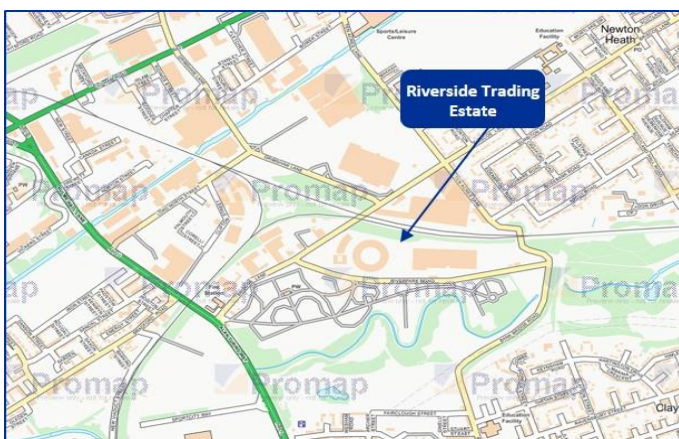
## LEGAL COSTS

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

## VIEWINGS AND ALL OTHER ENQUIRIES

For further information, or to arrange a viewing, please contact:

Harry Fullerton  
0161 711 0021  
[harry@daviesharrison.com](mailto:harry@daviesharrison.com)



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