

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

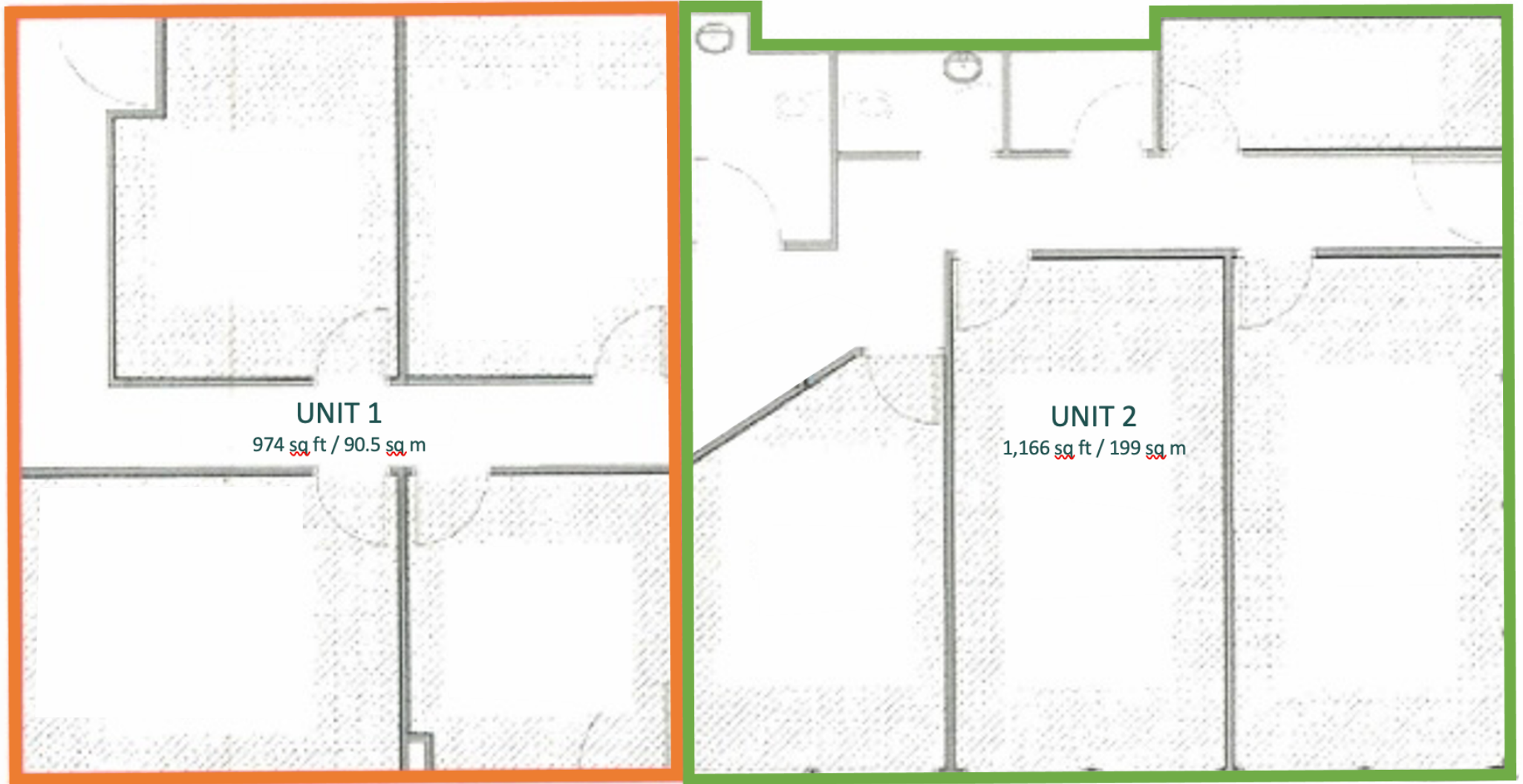
- AIR CONDITIONING
- ELECTRONIC ROLLER SHUTTERS
- INTERCOM ENTRY SYSTEM
- INTRUDER ALARM
- SUPERFAST INTERNET CONNECTION
- DDA COMPLIANT
- SUSPENDED CEILINGS
- RAISED ACCESS FLOORS
- LED LIGHTING
- 4 PARKING SPACES (TANDEM)
- SELF-CONTAINED
- PREVIOUSLY CLINICAL USE

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.



ELLESMERE STREET

TERMS _____

PRICE

£465,000

TENURE

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

CAR PARKING

2 tandem (4 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

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