



126-128 GREAT ANCOATS ST | ANCOATS | MANCHESTER | M4 7DB



1,800 sq ft (Approx) (167 sq m)

VERY PROMINENT
DETACHED WAREHOUSE
WITH LARGE SECURE CAR PARK

TO LET

DESCRIPTION

The property comprises of a detached warehouse of brick construction with a pitched and lined roof.

Currently the property is used as a church and there are offices and WC's within the accommodation.

Access to the building is provided by both a goods loading door and personnel door on Lomax St and there is also access from the yard/car park.

Externally there is a large concrete surfaced car park which is secured by steel fencing and access to the car park is provided by gates accessed from Lomax St.

LOCATION

The property is very prominently located fronting directly onto Great Ancoats St (A665) at its junction with Lomax St.

Other occupiers within the immediate vicinity include Aldi and Go Outdoors together with several other significant businesses and residential occupiers in newly built multi-storey apartments.

Access to the regional motorway network is most conveniently provided by the start of the M602, some 2.5 miles to the south east of the property.

FLOOR AREA

The accommodation extends to 1,800 sq ft or thereabouts.

SERVICES

The property has the benefit of all mains services.

TERMS

We are instructed to seek rental offers in the order of £26,000 per annum, exclusive. Further details on request.

EPC

Available on request.

VIEWING

By prior appointment with the Sole Agents:
Nicholas Haughton on 0161 839 0080.

Details prepared: August 23



Nicholas Haughton Properties Ltd, conditions under which particulars are issued:

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Details Prepared: May 2023

