



371 OLDHAM RD, | MANCHESTER



26,000 sq ft (2,416 sqm)



**SURPLUS GROUND FLOOR WAREHOUSE  
WITH OFFICES & EXCELLENT LOADING**

PLANNING PERMISSION FOR RESTAURANT USE

**TO LET**



## DESCRIPTION

The available accommodation is the surplus ground floor of a two -storey portal framed building and comprises a warehouse with excellent loading and vehicular/goods vehicle gated access from Queens Rd.

Internally, the height to the underside of the ceiling beams is 4.5 metres (15 ft) and there are WC facilities and additional offices can be made available if required.

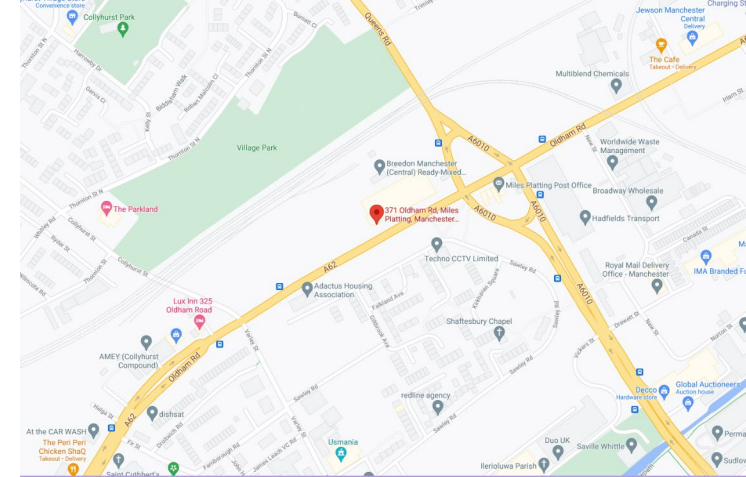


## LOCATION

The property is located on Oldham Rd (A62) at its junction with Queens Rd (A6010) in the Miles Platting district of Manchester.

Oldham Rd is one of the main arterial routes into Manchester and the city centre is around 1 mile to the south west of the property.

Access to the motorway network is most conveniently located via J23 of the M60, around 2½ miles to the east of the property.



## FLOOR AREA

The property has been measured in accordance with the RICS code of measuring practice and is estimated to extend to 32,000 ft gross internal.

## SERVICES

The property has the benefit of all mains services. Heating is by gas fired hot air blowers in the warehouse. Strip fluorescent tubes provide excellent lighting throughout and the property has an intruder alarm installation.

## RATES

To be advised.

## TERMS

The property is available TO LET for £8 per sq ft..

## EPC

Available on request.

## PLANNING

In addition to the existing use of the premises as warehousing/distribution space our client has also secured planning consent for RESTAURANT USE. Further details on application.

## VIEWING

By prior appointment with the sole agent:  
Nicholas Haughton Properties: 0161 839 0080.

Details prepared: April 21

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