



Briscoe Lane, Newton Heath, Manchester, M40 2NL

**24,920 sq ft approx. on c1.9 acres**

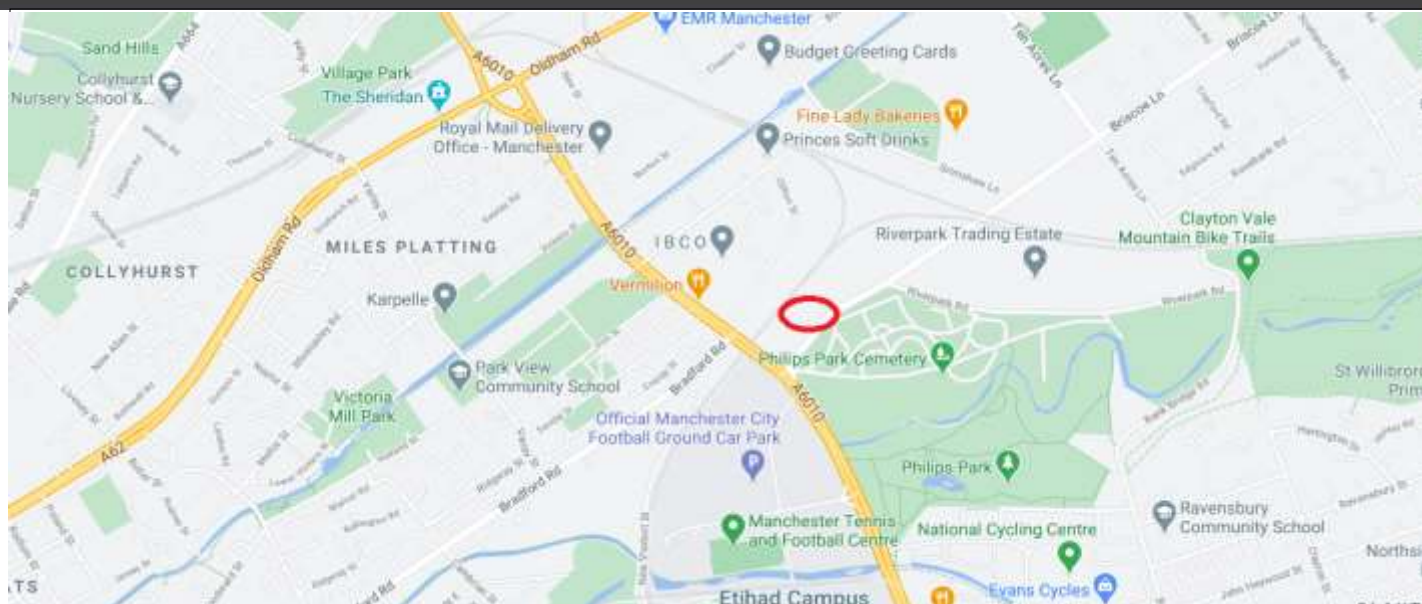
**(preliminary details)**

Prominent Warehouse Unit with offices on a large secure site

- Secure self-contained site
- Extremely prominent
- Secure, fenced and gated
- All site tarmac / concrete
- **PRICE ON APPLICATION**



## Briscoe Lane, Newton Heath, Manchester, M40 2NL



### Location

The property fronts Briscoe Lane, which is only a stones throw from Alan Turing Way (A6010).

The property is situated approximately 3 miles from Manchester City Centre and close proximity to the Etihad Stadium.

### Description

A warehouse unit of circa 24,920 sq ft on a site of 1.9 acres benefitting from the following:

- A fully surfaced secure site
- Two storey offices
- MOT pit bays
- Several level access loading doors
- Various ladies & gents W/Cs

### Sale

The property is available on a sale basis. We are selling the long leasehold interest. The premises is held on a long leasehold, with approximately 42 years remaining on the lease and a ground rent of approximately £32,000 per annum.

### Legal Costs

Each party will bear their own legal costs.

### Rating

We advise that all parties contact the relevant local authority to obtain the rateable value.

### Subject to Contract

The property is offered subject to formal contract / lease.

### Viewing

Viewings strictly by appointment with agents BC Real Estate. Please contact:

John Barton

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