



**Unit 11, Varley Industrial Estate James Street, Manchester
M40 8EL**

£1,850 PCM

Hyde Estates present this industrial unit just 1 mile from the city centre. Comprising of office, workshop, electric roller door, mezzanine floor and parking. Available by way of a new FRI lease. Approx 3,464.36 sq ft (321.85 sq m).



The unit is access via large heavy-duty gates to a shared yard with five allocated parking spaces. The unit is accessed via electric security shutters to a welcoming reception/office featuring, aluminium shop front, laminate flooring, suspended ceiling with inset lighting panels, and wall mounted radiator fed by a Gas combi boiler. The workshop features concrete flooring, block-built walls, halogen lighting and fire escape. Theres a further room to the rear with extraction, a separate kitchen area and WC. The mezzanine floor features two offices/storage rooms with suspended halogen strip lights together with a large landing area Ideal for storage.

Location

Varley Business Centre offers a strategic East Manchester location in Miles Platting, at the intersection of Varley Street and James Street. It benefits from excellent connectivity, being just 1 mile (1.6 km) east of Manchester City Centre. Direct access to Junction 22 of the M60 Orbital Motorway is provided via Oldham Road, approximately 3 miles (4.8 km) east.

Measurements - Source (VOA)

- Ground floor warehouse – 1271.3 sq ft (118.11 sq m)
- Ground floor office –282.3 sq ft (26.23 sq m)
- Mezzanine floor internal storage – 1096.51 sq ft (101.87 sq m)
- Ground floor area under support floor – 812.78 sq ft (75.51 sq m)
- Total - 3,464.36 sq ft (321.85 sq m)

Rateable value

The property is listed in the 2023 Rating List as "Warehouse and Premises" with a current Rateable Value of £22,000. We recommend interested parties make their own inquiries with the local Rating Authority.

Services

The property benefits from all mains services, including three-phase electricity, gas, water, and drainage. Terms of lease- by negotiation

VAT - we understand the property is not liable for VAT

Usage - Warehouse and Premises

Legal costs - Each party to bear their own legal costs.

EPC - TBA

Viewings - Hyde Estate & Letting Agents 0161-773 4583



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(48-54) E			(48-54) E		
(37-47) F			(37-47) F		
(1-36) G			(1-36) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

1 St. Margarets Road, Prestwich, Manchester, M25 2QB