



## Arch 11 Sheffield Street, M1 2ND

Reference number: MAN14705

Image coming soon



 Size: 2,339 sq ft (217.3) sq m

 Location: Manchester

 Rent: £21,000 Per Annum + VAT

 Type: Storage, Light Industrial, Warehousing

 Available From: Available From: August 2020

 Local Authority: Manchester City Council

 Deposit:

### Property Description:

The unit comprises refurbished arch accessed via steel sliding concertina doors. Internally the unit benefits from a solid concrete floor, fluorescent lighting, three phase electricity supply, mains water/drainage and WC facilities.

## Key Details:

- Central Location
- Steel Vehicular Door
- WC Facilities
- Electricity

## Location Description:

The property is situated within a parade of arches in a central location beneath Manchester Piccadilly Train Station close to the Mancunian Way and Great Ancoats Street.

## Tenancy Agreement:

Available on The Arch Co's Standard Tenancy Agreement. All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II. The Code of Practice on Commercial Leases in England & Wales strongly recommends you seek professional advice before signing a business tenancy agreement. Other agreement types may be available.

## Solutions RPI:

Solutions RPI 0%

## Property Insurance:

The tenant is to pay the sum of £134.50 per annum in respect of a contribution to insurance.

## User Planning:

The premises are considered suitable for light industrial / storage use.

## Contact:

Jonathan Baucher  
jb@b1realestate.co.uk  
07793808565

## Disclaimer:

The Arch Company Properties Limited give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements of fact, and that they do not make any representation or warranty whatsoever in relation to this property.

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