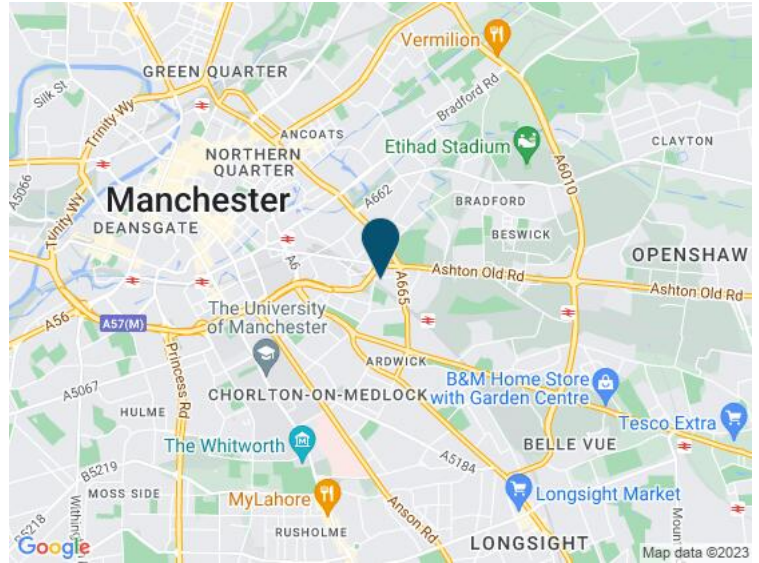











## Unit 101 North Western Street, M12 6JL

Reference number: ADK02544



-  Size: 3,584 sq ft (332.96) sq m
-  Location: Manchester
-  Rent: £43,500 Per Annum + VAT
-  Type: Storage, Light Industrial, Warehousing
-  Available From: Available From: Immediately
-  Local Authority: Manchester City Council on 0161 2345000
-  Deposit: Subject to financial status.

### Property Description:

The premises is being refurbished to provide approximately 3,584 sq ft of light industrial/storage accommodation accessed via a steel vehicular concertina door. Internally the property will provide a WC, kitchenette area, fluorescent strip lighting and three phase electricity.

## Key Details:

- 3 Phase Electricity
- Just off Fairfiled Street
- WC/Kitchen

## Location Description:

The property is situated just off Fairfield Street, on North Western Street, close to Piccadilly Station.

## Tenancy Agreement:

Available on The Arch Company'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 1%

## Property Insurance:

The tenant is to pay the sum of £967.86 per annum in respect of a contribution to insurance.

## User Planning:

The property has previously been used for storage but may be considered for other uses subject to planning consent. Car repair or valeting will not be considered.

## Contact:

Jonathan Baucher

## 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.

An intending lessee/purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Arch Company Properties Limited does not oblige itself to accept the highest or any offer.

The Arch Company Properties L.P. Registered Office: 140 London Wall, London, EC2Y 5DN. The Arch Company Properties Limited is registered in England & Wales no 11516452.

# Unit 101 North Western Street, M12 6JL

Reference number: ADK02544

