



WIGNALL  
BROWNLOW

CHARTERED SURVEYORS

# FOR SALE

APPROX 661 SQ M (7,112 SQ FT)  
LONG LEASEHOLD INDUSTRIAL PREMISES



**UNIT 11**  
**CLAYTON INDUSTRIAL ESTATE**  
**CRABTREE LANE**  
**OPENSHAW**  
**MANCHESTER**  
**M11 1BR**

## Situation & Description

The property is situated on the junction of Crabtree Lane and Claytonbrook Road, on Clayton Industrial Estate, in the Openshaw district of Manchester.

Manchester City Centre is approximately 3 miles to the west and Junction 23 of the M60 Motorway is within 2 miles to the east.

The property comprises a portal frame light industrial unit, incorporating two storey office, with a service yard to the front. Constructed in the 1970's, the building provides approximately 660 sq m (7,112 sq ft) of accommodation on a site extending to approximately 0.16 ha (0.39 acres).

The building is of portal frame construction to 5m eaves, with brick walls and profile metal cladding, incorporating windows and a concertina loading door to the front elevation.

The roof is clad in corrugated asbestos sheeting, lined internally and incorporating translucent roof lights. There is no fixed space heating to the offices.

Externally, there is a service yard to the front and there are mature trees within the perimeter of the site, which is secured by palisade fencing.

## Accommodation

The property has been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice. The gross internal floor area is as follows:-

DESCRIPTION	SQ M	SQ FT
Ground & First Floor Offices	173.58	1,868
Ground Floor Workshop	487.12	5,244
<b>TOTAL</b>	<b>660.70</b>	<b>7,112</b>



## Rating

The property is assessed as "Factory & Premises" at a Rateable Value of £26,250.

The current Uniform Business Rate for 2019/2020 is 50.4p.

## Tenure

We understand the property tenure is Long Leasehold, for a term of 125 years from 15 December 1971 at a peppercorn rent.

## VAT

Prices, outgoings and rentals are exclusive of, but may be liable for VAT.

We are also advised there has been an Option to Tax on the property.

## Terms

Offers are invited for the benefit of the long leasehold interest.

## EPC

The EPC may be downloaded at [www.wignallbrownlow.co.uk](http://www.wignallbrownlow.co.uk).

## Viewing

Strictly by appointment with Wignall Brownlow. Contact Jonathan Brownlow on 0161 839 6409 or via email to [jdb@wignallbrownlow.co.uk](mailto:jdb@wignallbrownlow.co.uk).

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**SUBJECT TO CONTRACT**