



WIGNALL
BROWNLOW

CHARTERED SURVEYORS

FOR SALE

**FREEHOLD INDUSTRIAL PREMISES WITH HIGH
SPECIFICATION OFFICES
APPROX 786 SQ M (8,460 SQ FT)**



**270a LIGHTBOWNE ROAD
MOSTON
MANCHESTER
M40 5HQ**

Situation & Description

The property is situated on the south side of Lightbowne Road (B6393), next door to Moston Janitorial Supplies, within the Moston district, approximately 3 miles north east of Manchester City Centre.

The property is within 1 mile of the Metrolink stations and approximately 2 miles from Junction 21 of the M60.

The property comprises a single storey brick and steel framed industrial unit, constructed in the 1950's, that has been remodelled internally by the current owner, with the construction of a mezzanine floor, creating first floor offices and storage.

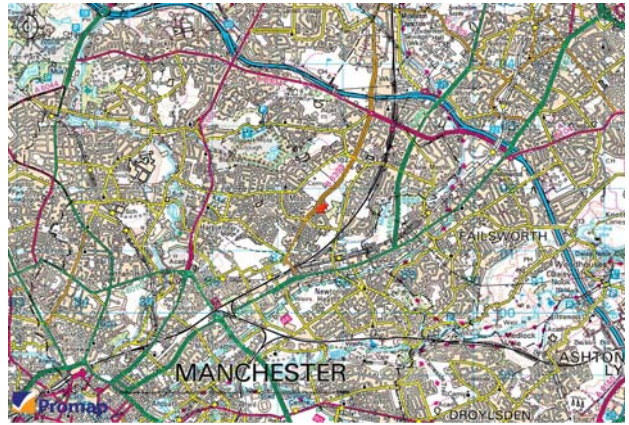
There are high specification offices at the front of the ground floor and mezzanine level and there is a suspended ceiling within the main ground floor workshop.

There is air conditioning to some of the offices and the mezzanine storage and gas fired warm air blowers on both levels.

Accommodation

The property has been measured on a gross internal basis. The approximate gross internal areas are as follows:-

Description	Sq M	Sq Ft
GF Workshop & Ancillary	513.78	5,530
Mezzanine Offices & Ancillary	70.63	760
Mezzanine Storage	201.59	2,170
TOTAL	786.00	8,460



Rating

We understand from enquiries of the Local Authority that the property is assessed as:

“Workshop & Premises” £14,750

The current Uniform Business Rate multiplier for 2014/2015 is 48.2p.

Tenure

Freehold.

VAT

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

Terms

Offers are invited for the benefit of the freehold interest.

Viewing

Strictly by appointment with Wignall Brownlow. Contact Jonathan Brownlow on 0161 839 6409 or via email to jdb@wignallbrownlow.co.uk.

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