FOR SALE

17,876 sq ft (1,660.65 sq m)

On a site area of 1.35 acres (0.55 hectares)

Self-contained warehouse / office facility situated on a substantial secured yard

Former Barnfield Building

Raglan Street, Hyde, Greater Manchester, SK14 2DX

DAVIES HARRISON REAL ESTATE
0161 236 9999
www.daviesharrison.com

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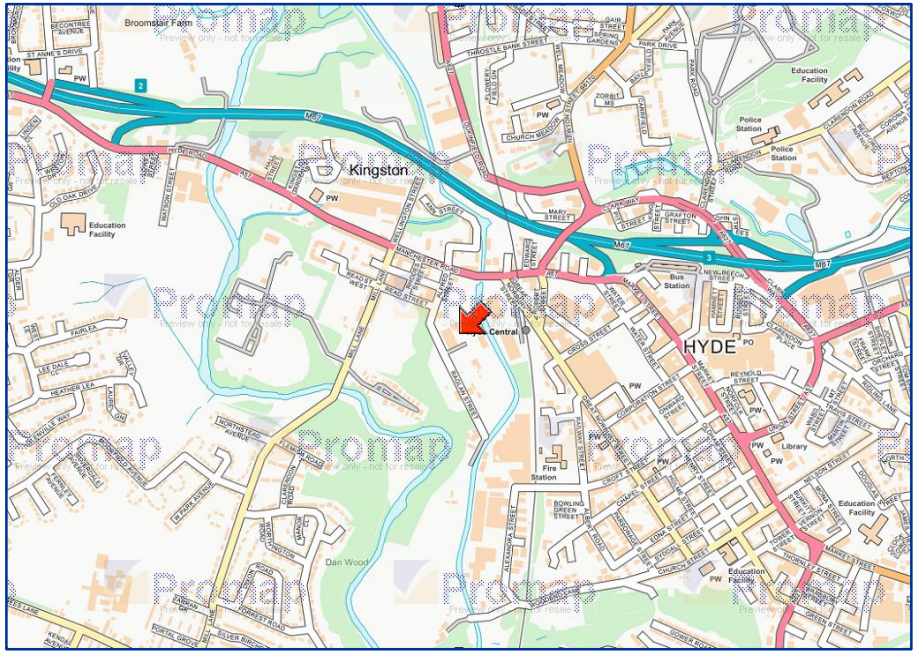
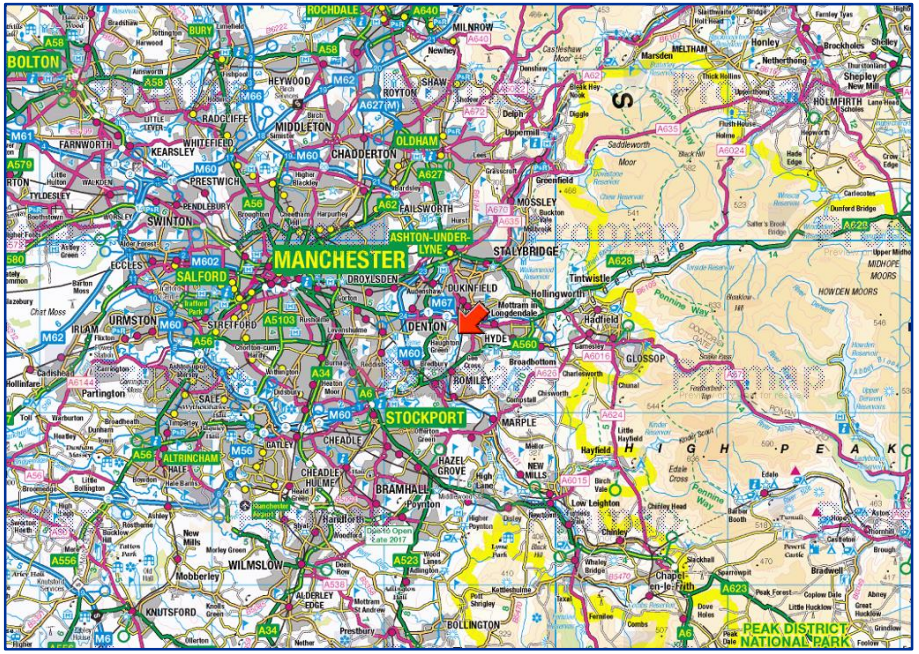
LOCATION

The property is located on Raglan Street which leads into Alfred Street off Manchester Road (A57), within ½ mile of Junctions 2 and 3 of the M67 Motorway.

The M67 Motorway links into the M60 Orbital Motorway at Junction 24, approximately 2 miles to the west of the premises providing excellent access to the regional and national motorway network and easy access to Yorkshire / Sheffield.





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DESCRIPTION

The property comprises a self-contained industrial / warehouse facility with an office building situated on a self-contained site of 1.35 acres.

The buildings include:

2 Storey Office and Lean To

The building is of a brick construction incorporating a pitched slate roof. The ground floor incorporates an entrance and canteen. The first floor is a combination of open office accommodation and kitchen, WC, etc. There is a lean-to storey connected to the office and a separate WC building.

Main Warehouse

This building is of a steel frame construction with brick wall and corrugated pitched roof and includes:

- 2 substantial concertina doors
- Open plan accommodation
- Eaves height of 5.8m
- 2 x 3 ton overhead cranes
- Sodium lighting

Warehouse 2

This building comprises a portal frame construction with a pitched corrugated asbestos roof incorporating:

- Good quality open plan space
- Roller shutter door
- Concrete frame
- Eaves height of 4.5m
- Gas fired hot air blower
- Fluorescent strip lighting

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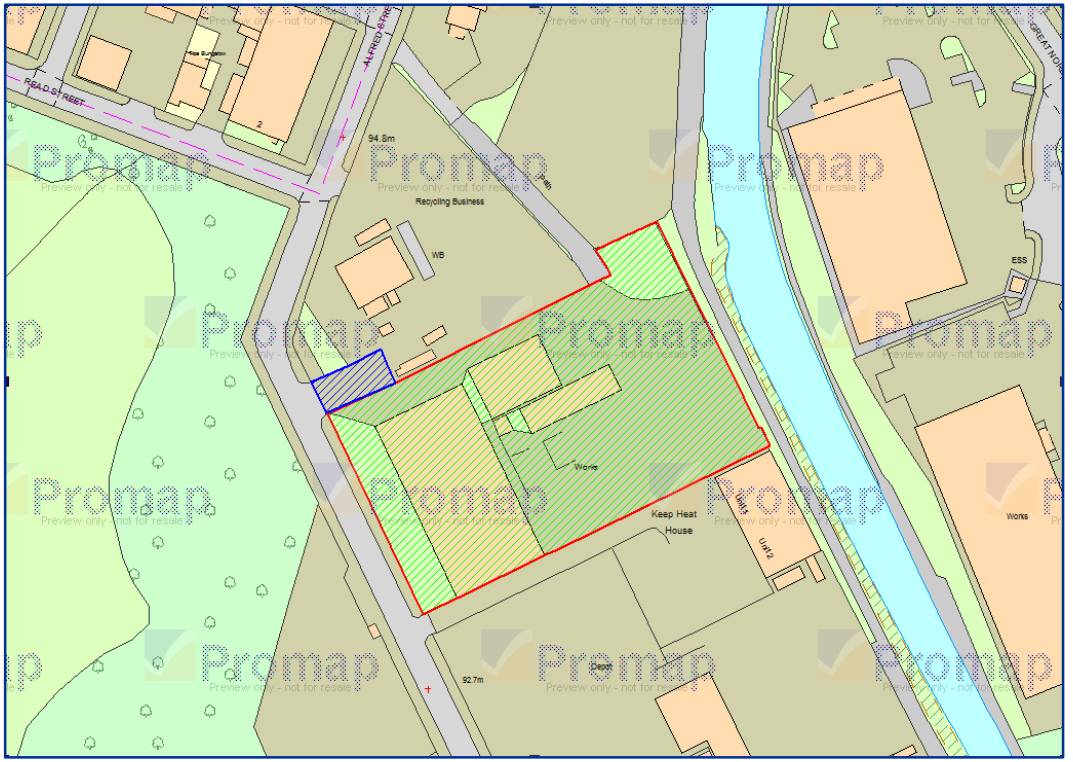
ACCOMMODATION

The premises has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area basis as follows:

	Sq ft	Sq m
Main Warehouse	11,960	1,111.08
Warehouse 2	2,843	264.09
Two Storey Office	2,400	223.00
Lean-to on to Office	449	41.68
WC	224	20.80
Total	**17,876**	**1,660.65**
Site Area	**1.35 acres**	**0.55 ha**



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SERVICES

We understand all mains services are available to the property including three phase and single phase electricity, gas, mains water and drainage.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of 'D'. A copy of the Energy Performance Certificate is available on request.

RATEABLE VALUE

The property is listed as "Works and Premises" and has a current Rateable Value of £52,000.

We would advise that all interested parties to make their own enquiries in relation to rates with the Local Rating Authority.

PLANNING

The property is situated in an established industrial estate and we understand there are no planning restrictions.

We would advise interested parties to make their own enquiries of the Local Planning Authority.

TERMS

The premises are available to purchase freehold.

PRICE

Upon application.

VAT

All prices are exclusive of, but may be liable to, VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING AND ALL OTHER ENQUIRIES

For further information, or to arrange a viewing, please contact:

Rick Davies
07831 658804
rick@daviesharrison.com

Harry Fullerton
07555 444385
harry@daviesharrison.com

IMPORTANT NOTICE
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April 2018