


# Detached Warehouse with Yard & Parking

17,270 SQ FT (1,604.38 SQ M)

UNIT C KELBROOK ROAD, OPENSHAW, MANCHESTER, M11 2QA

TW
Turner Westwell
Commercial Agents

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## KEY FEATURES

- Detached warehouse/industrial unit on a 1.160 acre site
- Extensive concrete surfaced yard
- Good mix of warehouse, trade counter and offices
- May suit a range of uses/occupiers
- Excellent loading and car parking provisions
- High quality office content
- Less than 500m from Etihad Campus/Manchester City Football Club training facility and Greggs bakery/food production facility
- Approximately 2 miles east of Manchester City Centre
- New lease
- £145,000 per annum exclusive




## LOCATION

The subject property is located in Openshaw, which is an inner city area of Manchester and is located approximately 2 miles (3.2km) east of Manchester city centre within a well established industrial area.

The property is easily accessible, with the A635 Ashton Old Road, a main arterial route linking Ashton to Manchester City Centre, being just a short distance to the south of the property.

Nearby occupiers include Manchester City Football Club training facility, Greggs The Bakers food production facility and Greater Manchester Police.

## DESCRIPTION

The subject property comprises a detached industrial unit of steel portal frame construction, with low-level brick elevations and profile metal sheet cladding beneath a pitched profile sheet roof incorporating approximately 10% translucent roof panels.

The property benefits from an extensive concrete surfaced yard to the front, providing substantial parking and loading, with the site enclosed by palisade fencing and accessed via two gated entrances.

Internally, the accommodation includes a trade counter, offices, staff welfare facilities and a substantial warehouse, accessed via two roller shutter doors.

The warehouse provides the majority of the accommodation and benefits from a concrete floor, high bay lighting and partial heating. A parts store and trade counter are incorporated within the warehouse, with access to the first-floor offices via two metal staircases.

The first-floor offices are finished to a reasonable standard, with carpeted floors, plaster-painted walls, suspended ceilings with LED lighting, perimeter trunking with CAT5 cabling and natural light from aluminium windows, together with glazed screens overlooking the warehouse.

## ACCOMMODATION

In accordance with the Code of Measuring Practice (6th Edition), we have calculated the following approximate Gross Internal Areas:

| Description/Floor | Sq M | Sq Ft |
|---|---|---|
| Warehouse & Office Block & Trade Counter - Ground Floor | 1,465.22 | 15,772 |
| Offices - First Floor | 139.16 | 1,498 |
| **Total** | **1,604.38** | **17,270*** |

***plus extensive self-contained yard and car parking, situated on a 1.160 acre site**

## SERVICES

The mains services connected to the property include water supply, gas supply, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

## LEASE TERMS & RENTAL

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

£145,000 per annum exclusive.

## VAT

VAT is applicable and will be charged at the prevailing rate.

## USE/PLANNING

It is the responsibility of the Proposed Tenant to verify their intended use of the property (including any necessary change of use planning requirements) are suitable and acceptable to the Local Planning Authority (Manchester City Council).

## LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.

## BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £93,500, with effect from 1st April 2026. **Interested parties are advised to clarify the rates payable directly with the Local Rating Authority (Manchester City Council).**

The Standard Uniform Business Rate for the 2026/2027 Financial Year is 48.0 pence in the £, or 43.2 pence in the £ for qualifying small businesses.

## EPC

The property has an current Energy Efficiency Rating of C(59). The certificate is valid until 11th May 2033 . A full copy of the Report is available upon request.

## ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

## VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

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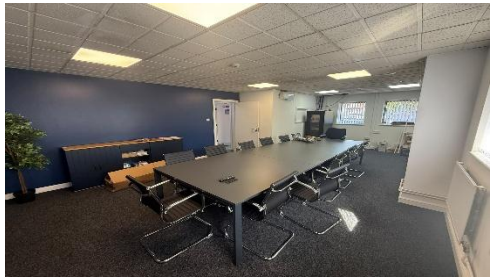
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**Important Notice :** *Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c] no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.*

RICS

***TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. TURNER WESTWELL LIMITED was incorporated on 28 March 2023 with a registered office address based in Chorley.***