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commercial property consultants

FOR SALE



For Identification Purposes Only

WORKSHOP/WAREHOUSE UNIT (5,801 SQ FT PLUS BASEMENT) ON A SITE OF C 0.23 ACRES

1 BURSTOCK STREET
MANCHESTER
M4 4JD

- Area of redevelopment/regeneration
- Periphery of Manchester City Centre
- Potential for redevelopment (subject to any necessary consents)

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Suite 3.2, 3rd Floor
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LOCATION

The property is located on the North side of Burstock Street, not far from Rochdale Road (A664) less than 1 mile to the North of Manchester City Centre.

The unit is situated in an exciting area of redevelopment. It forms part of the 'Victoria North' masterplan which is jointly developed and funded by FEC (Far East Consortium) and MCC. Victoria North is set to create 15,000 new homes across 155 hectares and seven neighbourhoods over the next 20 years. The redevelopment project will create better-connected public spaces, new and improved transport links, and more homes, parks and retail/leisure spaces for the city's growing population.

DESCRIPTION

The property comprises a warehouse of concrete frame construction with brick elevations beneath a single pitched asbestos sheet covered roof, together with a double storey section of former offices to the front beneath a flat roof. The unit has an eaves height of 2.6m to the lower section and 5m to the higher. In addition, there is basement storage.

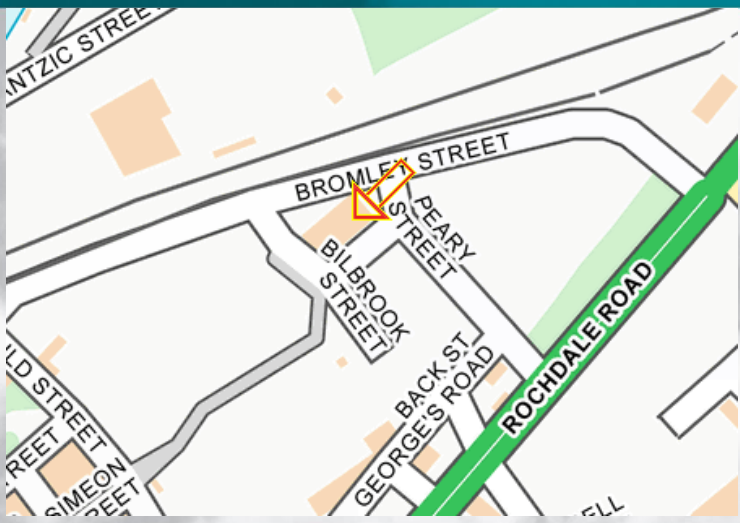
Externally there is yard space predominantly to the side of the unit. The property sits on a site of c 0.23 acres.

Please note there is a licence agreement to a Music events operator from August 2026 through to March 2027 at a monthly rent of £3,750 per calendar month paid on the 1st of each month.

ACCOMMODATION

As provided by architects drawing on a gross internal basis the areas are as follows:

Ground Warehouse	4,671sqft
Ground Former Office/Store	560sqft
First Floor Former Office/Store	570sqft
Total	**5,801sqft**
(Plus Basement Storage	c1,000sqft)



PURCHASE PRICE

On application.

TENURE

The property is held Freehold under title no GM523849.

VAT

All figures quoted are exclusive of but may be liable to VAT.

VIEWING

By appointment with the sole agents:

WT Gunson

Neale Sayle
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Lewis Grainger
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RICS

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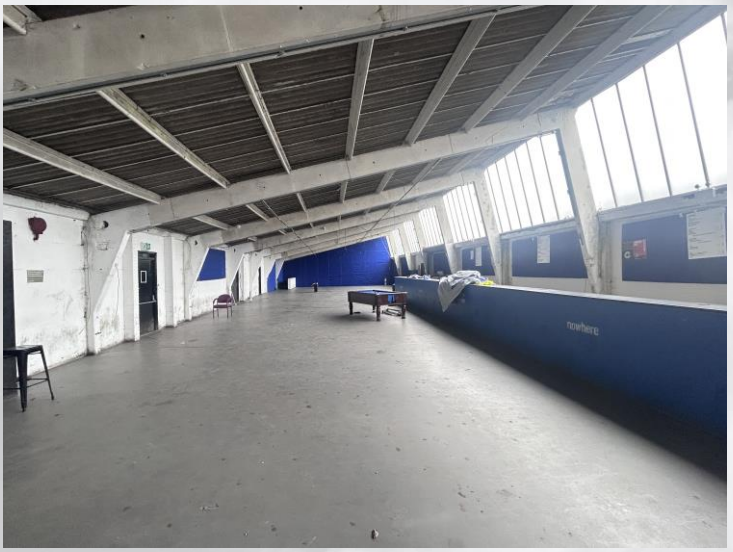
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