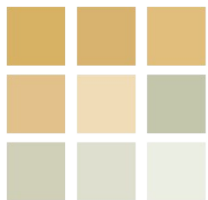




pearson
ferrier®



Moston Road
Middleton, Manchester
£700,000

Moston Road Middleton, Manchester,


Located with minutes drive of Junction 20 of the M60 this is a rare opportunity to purchase a sizeable combined Factory and Office. With the factory space being approx 7,000 Sq Ft and ample office space it would be ideal for a self contained business.

The flexible layout would suit a wide variety of potential uses from but not only, warehousing, manufacturing, engineering, distribution etc subject to the usual consents.

Currently used as an engineering works, it has a three phase electric supply as well as gas. The factory area is accessed by two large roller doors and could easily be subdivided if need be.

For more information or to arrange a viewing on this superb unit.

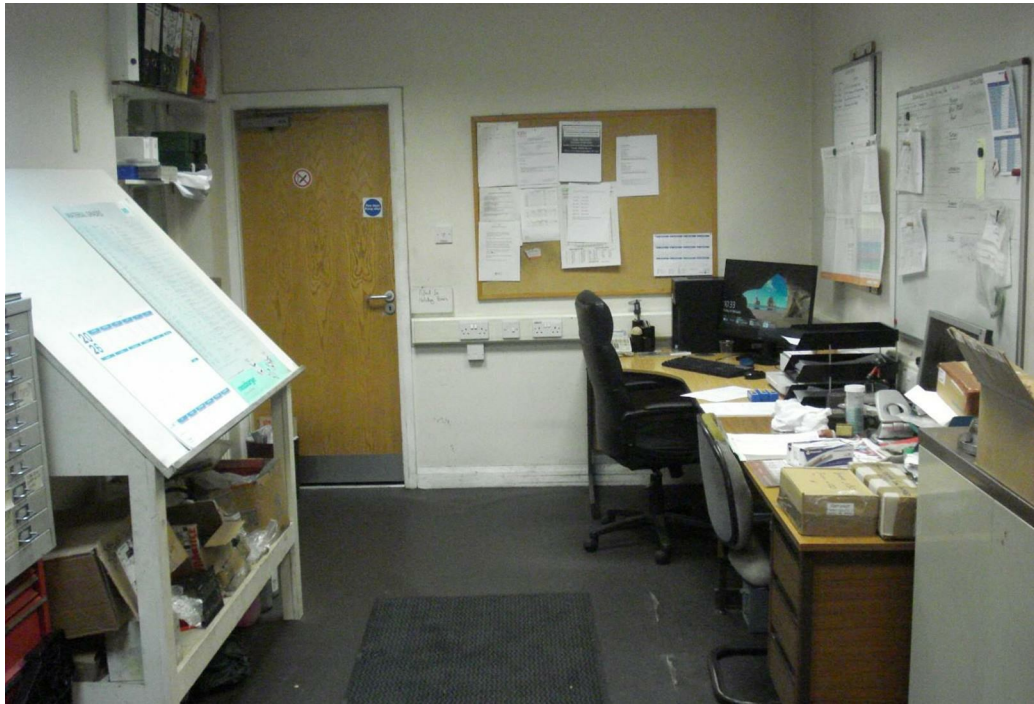


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

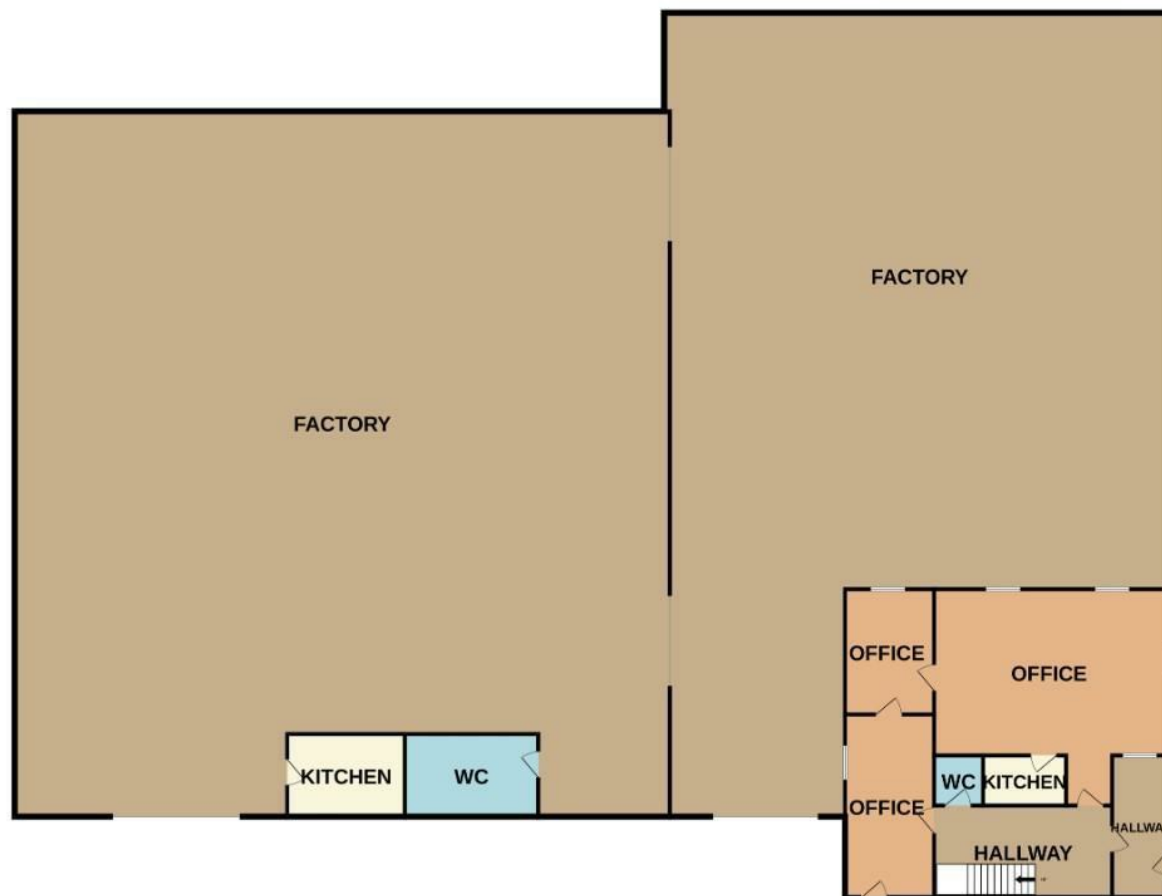








GROUND FLOOR
8350 sq.ft. (775.7 sq.m.) approx.



FIRST FLOOR
939 sq.ft. (87.2 sq.m.) approx.



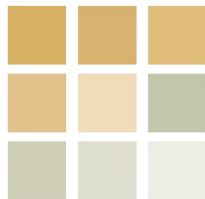
TOTAL FLOOR AREA : 9289 sq.ft. (863.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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