



## 147 GREAT DUCIE 147 GREAT DUCIE STREET MANCHESTER, M3 1FB

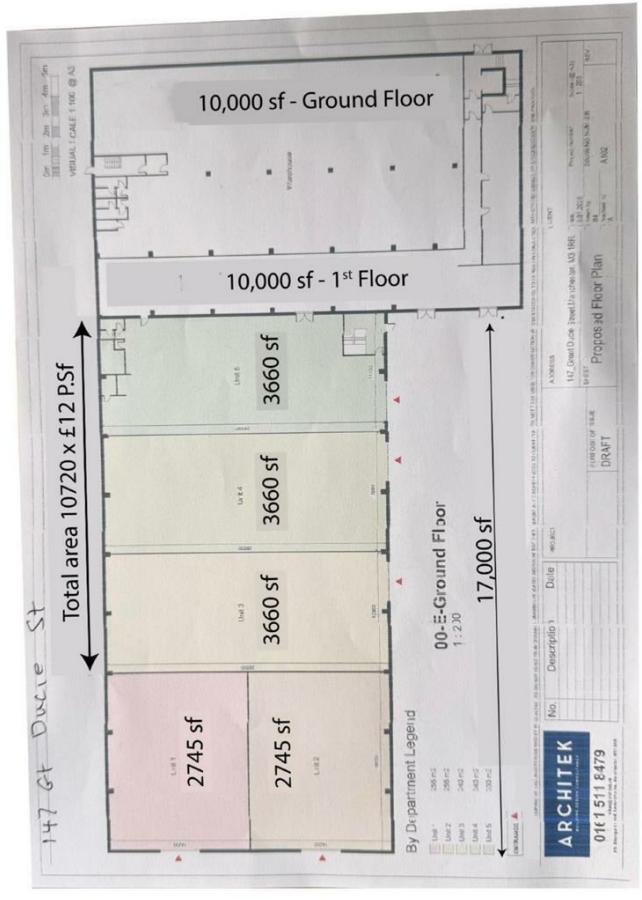
£800

Flexible Warehouse & Commercial Space To Let – 1,000 sq ft up to 17,000 sq ft

A rare opportunity to lease a substantial and highly adaptable commercial warehouse in a prime Manchester location. The landlord is open to letting the property as one large warehouse or splitting it into multiple self-contained units, allowing occupiers to take as much or as little space as required, with sizes ranging from approximately 1,000 sq ft up to 17,000 sq ft.

The main ground floor warehouse provides large open-plan accommodation from approximately 2,750 sq ft up to 17,000 sq ft, ideal for warehousing, distribution, trade counters, light industrial use or large-scale storage.





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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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