



For Sale

24 Ardwick Green South, Manchester, M13 9XE

- Prominent frontage to A6 Ardwick Green
- 2x roller shutter access
- Eaves height (warehouse) 4m
- Excellent transport links
- Circa 25,000 daily traffic count
- Close distance to Manchester Piccadilly Train Station
- Ideally suit Retail or Trade counter business (subject to any necessary consents)

Location

The property is prominently situated on Ardwick Green South, just off the A6 and within close proximity to Mancunian Way (A57), providing excellent access to Manchester City Centre, the University district, and the wider motorway network via the A635 and A34.

Ardwick Green is an established mixed-use area combining industrial, commercial and residential uses. Nearby occupiers include trade counters, workshops, and local service businesses, making this a convenient and visible position for a range of commercial users.

Description

The unit forms part of a terrace of light industrial and workshop premises of steel portal frame construction clad with brick elevations, featuring 2 roller shutter access to the front for easy loading and unloading. The property offers a versatile open-plan layout suitable for storage, trade counter, or light industrial use. Benefiting from prominent roadside frontage, the space provides good natural light, solid flooring, and high internal clearance, allowing for flexible fit-out to suit occupier requirements.

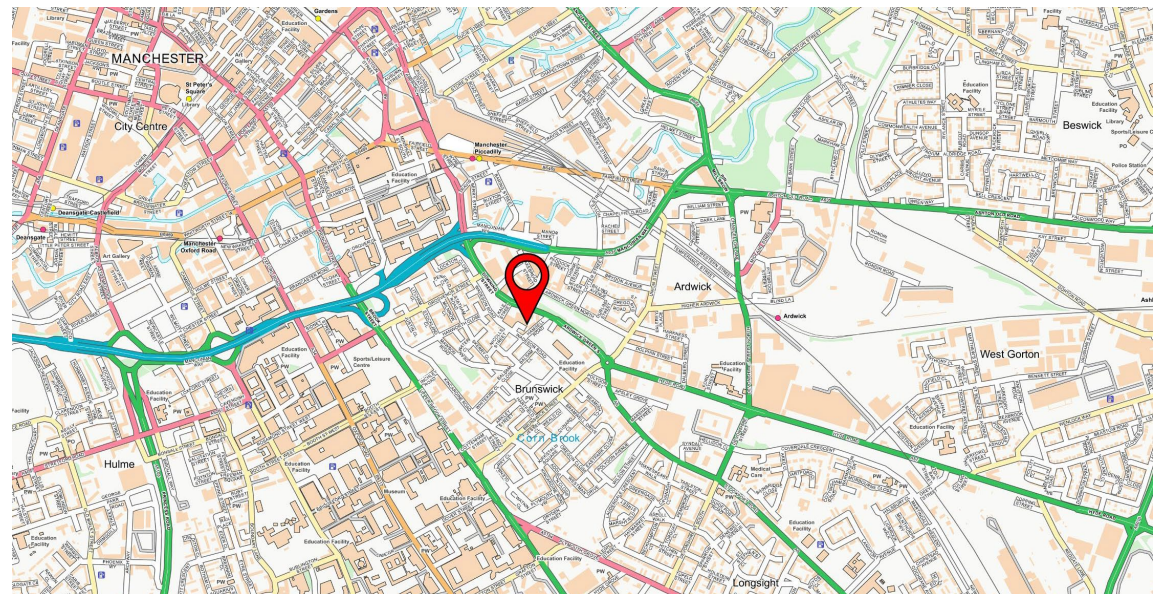
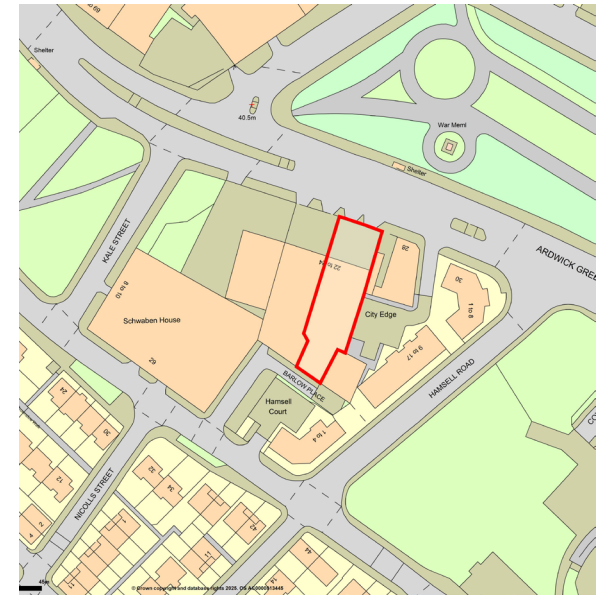
With excellent visibility to passing traffic and strong connectivity to the city centre, the unit presents an ideal opportunity for businesses seeking practical space in a central Manchester location.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Warehouse	335	3,606
FF Store/Office	48	517
Rear Workshop	128.5	1,383
FF Rear Storage	100.2	1,079
Total	611.7	6,584

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



Energy Performance Rating

Energy Performance Asset Rating – C

A certificate can be made available upon request.

Planning

For further information on Planning, we recommend interested parties to contact the local planning authority.

Tenure & Terms

Freehold.

Guiding at £1m on an unconditional basis.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all prospective parties. Prospective parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Rating

We are advised that the Rateable Value for the property is £22,250.

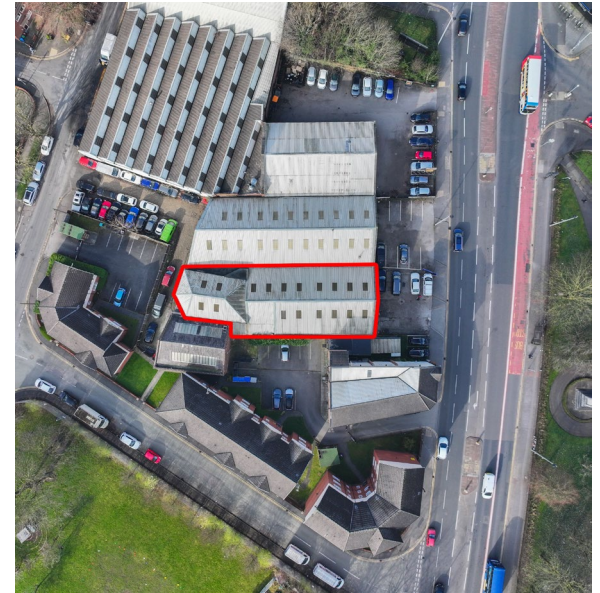
The UBR for 2026/27 is 43.2p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

Viewing

Viewing is strictly via the sole agents.

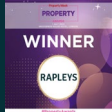


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