



FOR SALE – ARMY RESERVE CENTRE
DEVELOPMENT POTENTIAL FOR VARIETY OF USES STC
Ardwick Green, Manchester M12 6HD



OVERVIEW

- ❑ Large Reserve Centre with Grade II Listed status
- ❑ Variety of accommodation including drill hall, officer's mess, offices, storage, warehouse with gate access, caretaker's flat plus ancillary
- ❑ 0.4 miles to the South of Manchester Piccadilly Railway station
- ❑ Near A57 (M) Mancunian Way
- ❑ Excellent commercial and residential alternative use potential STP
- ❑ Variety of new residential schemes nearby
- ❑ Surrounded by mixed use including commercial offices, trade counter, college, and residential
- ❑ Gross internal approximately 2,820.8 sq.m (30,363 sq.ft)
- ❑ Approximate site area 0.33 acres (0.136 hectares)



LOCATION

The property is located on Ardwick Green North, adjacent to the A6, approximately 0.18 miles from A57 (M) Mancunian Way and 0.4 miles south east from Piccadilly Train Station. Manchester's CBD is less than 1 mile away.

The area is known for a mixture of social housing, trade counter, secondary retail, offices and warehousing. A number of major residential redevelopment schemes are underway in the area. University campuses are within walking distance.

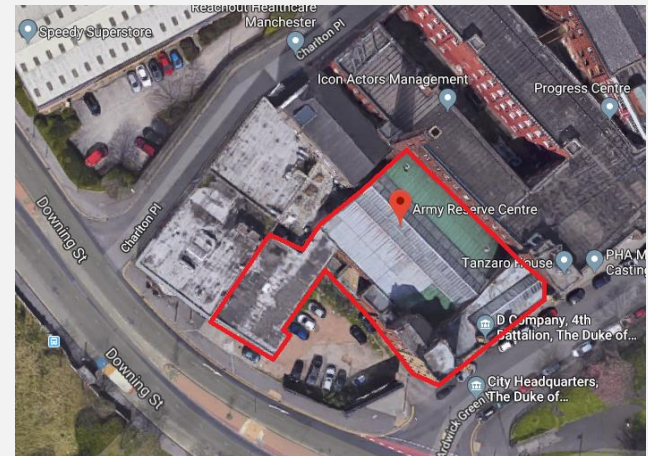


SITUATION

Surrounding occupiers include “creative” organisations including Spirit Studios (Music Tech college) and Tanzaro House (popular home to the Fashion Industry). There is a conference centre and a parade of Grade II Georgian offices nearby. Ardwick Green provides attractive nearby park amenity.

The property is within an area undergoing a large housing regeneration project. A large £100m scheme within the neighbouring Brunswick Estate is continuing to deliver new homes. Funded via a PFI initiative more than 500 new homes are being built for private and social housing. A further 650 social properties are being refurbished. Further redevelopment will include a new village centre with shops, and associated amenity.

With such a superb location the regeneration is making the area a key gateway to Manchester City Centre.



DESCRIPTION

Originally opened in 1886 the property has been subsequently extended to the rear and side during different phases. The property is Grade II listed.

The front original building is constructed from a sandstone façade with brick infill over basement, ground, first and second floors. The roof varies in structure between a flat and pitched elevation.

Accommodation is accessed from a central lobby/reception area with a staircase leading to the upper and lower floors. To the side a further brick built extension has been added consisting of caretaker's flat on the second and third floors, with access from the main hall or external side access to the ground floor.

The main body of the building provides a mix of accommodation including a drill hall, firing range, storage, WC's and offices. We understand the historic front section was used as an officer's mess and has bar layouts to the ground and upper floors.



The extension interlinks to the original front building on ground and first floor levels providing additional stair access. There is also stair access from the rear.

The property continues through on a “dog leg” to a former yard which was latterly developed providing garage/ warehouse with offices above. This section has further access via a concertina steel door fronting the A6.



The warehouse has a concrete floor with steel frame/brick infill and windows to the front and side elevations. The upper floor is accessed from the rear stairwell adjacent to the drill hall providing cellular office accommodation.

The rear “garage” section adjoins a Music Technology College called “Spirit Studios”. An undeveloped piece of land to the apposing side (fronting corner between Ardwick Green North and A6) is leased by the college for 10 years and is in separate ownership.



ACCOMMODATION

Front

Floor	sq.ft	sq.m
Basement	1,354	125.77
Ground Floor	2,360	219.25
First Floor	1,963	182.41
Second Floor	1,963	182.41
Sub Total	7,641	709.84

Caretakers Flat

Description	sq.ft	sq.m
First	426	39.55
Second	398	36.93
Sub Total	824	76.48



ACCOMMODATION

Rear Drill Hall and Ancillary Storage

Description	sq.ft	sq.m
Ground	7,595	705.59
First	7,595	705.59
Sub Total	15,190	1,411.18

Side Garage and Offices

Description	sq.ft	sq.m
Ground	3,354	311.65
First	3,354	311.65
Sub Total	6,709	623.30

TOTAL: 30,364 sq.ft (2820.88 sq.m)

** Note the above areas are indicative and each party should rely on their own measurements. All areas measured on GIA code of measuring assumptions in accordance with RICS property measurement guidelines, 2nd edition.*



TITLE

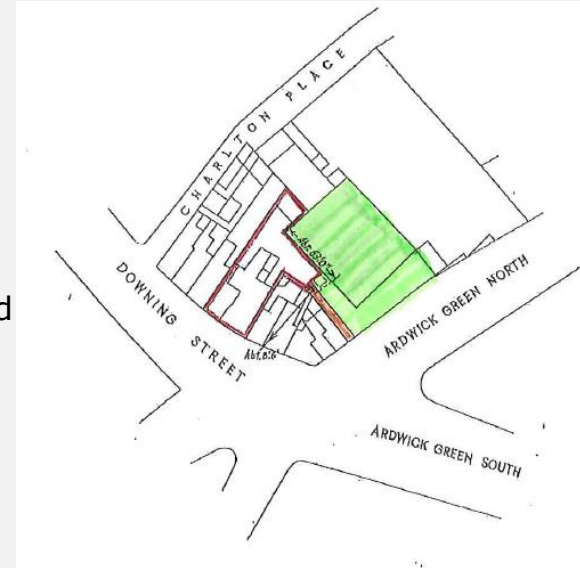
Tenure

The property is held freehold subject to Title No. P174115
The remainder, coloured green, is unregistered and subject to a statutory declaration to register the title.

GUIDE PRICE

Due to the unique nature of the property the price sought is only intended as a guide and it is likely we will invite informal best bids.

Offers sought in the region of £1,000,000.



CONTACT

Agents

For further information and viewings please contact the sole agent:



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ARDWICK GREEN
NORTH



ALWAYS READY