



PARK

LIME SQUARE

Ashton Old Road, Openshaw, Manchester, M11 1DA



ALL ENQUIRIES
UNITS FROM
1,800 – 7,028 SQ.FT

Occupiers inc:



BETFRED



COSTA

Card Factory



savers



Owned and Managed by



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400123

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M PARK LIME SQUARE

M Park Lime Square is located in Openshaw, Manchester. With various national tenants ranging from B&M, Savers and The Gym, to Costa Coffee and Greggs, the estate is a vibrant mix of retail, food and leisure for the community. Lime Square is anchored by an 80,000 sq.ft Morrisons superstore.

- Family focused neighbourhood
- Open air shopping environment
- Large retail units with prominent frontage
- Our car parks provide 696 FREE parking spaces
- EV charger in the car park available



Excellent

Transport links
10 mins to M60
15 mins to central
Manchester



Total Development
156,000 SQ.FT
(14,493 SQ.M)



Anchored by a
Morrisons
superstore



Service Charge & Insurance

A service charge is payable on all units. The Landlord will insure the premises, the premiums to be recovered from the tenant.

Services

The units have electricity and water connected as far as we are aware.

Rateable Value

Rateable Value is subject to change in April 2023.

Planning

Under the new E Use Class the properties could be used as a shop, café, restaurant, nursery or gym without the need for a planning application. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.



Available Units

Subject to Securing Vacant Possession

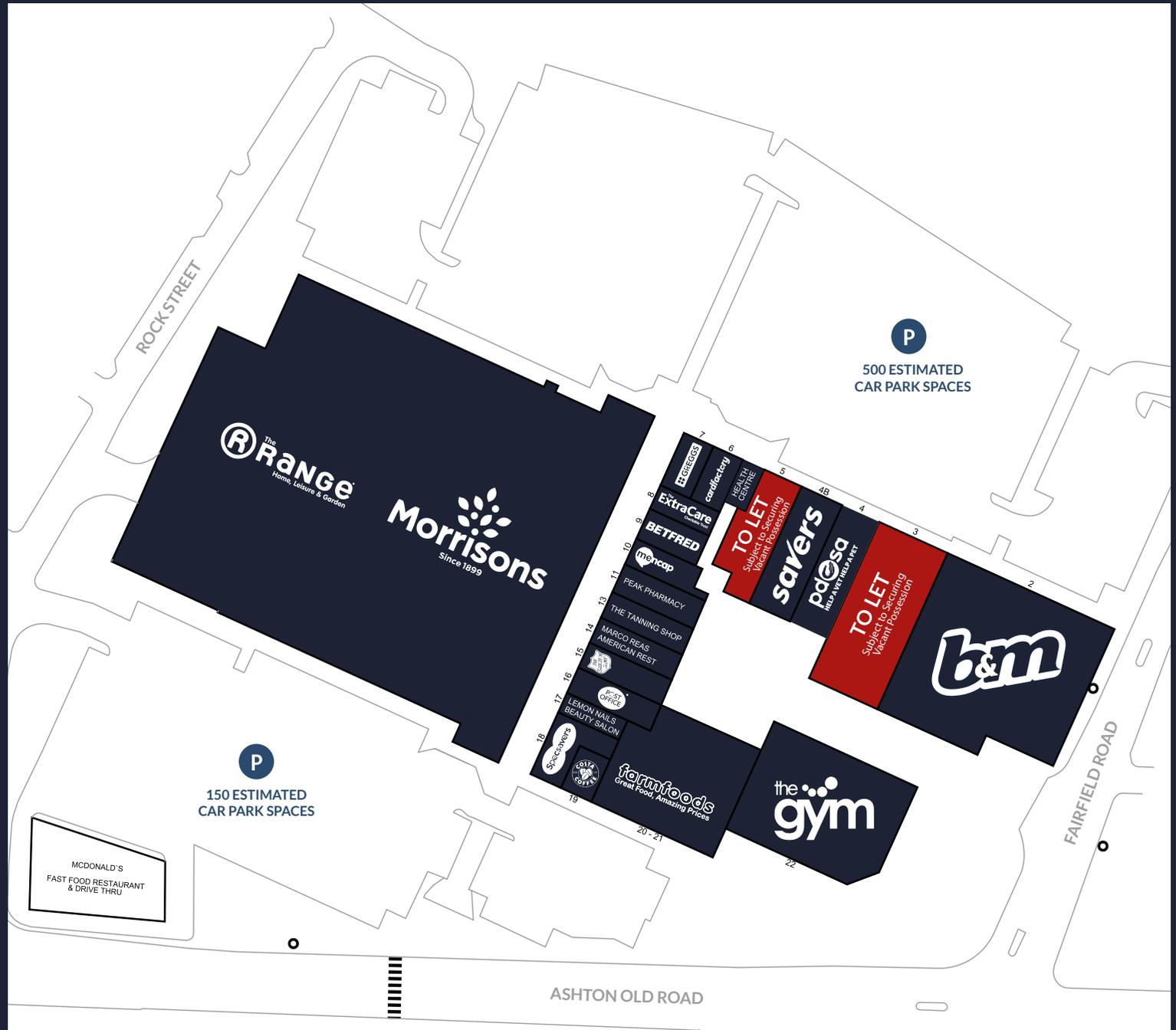


	sq.ft	sq.m
Unit 3 split option available	1,800- 7,028	167.23 - 652.92
RENT	On application	

Subject to Securing Vacant Possession



	sq.ft	sq.m
Unit 5	3,120	290
RENT	On application	



M PARK LIME SQUARE IS A SHOPPING DESTINATION WHICH IS HELPING TO PUT THE HEART BACK INTO OPENSHAW

Finding the Centre

Built in 2010, the lime Square development is situated off Ashton Old Road, east of Manchester City Centre.



0.8 Miles
To Clayton Hall
Tram Station



0.8 Miles
To Gorton
Train Station



10 Minutes
Drive to Manchester
City Centre



25 Minutes
By tram to Manchester
City Centre



25 Minutes
Drive to edge of the
Peak District National Park

Sat Nav Ref:
M11 1DA



Viewing

Strictly via prior appointment with the appointed agents:

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LCP.
part of IMCore

**01384
400123**

searchlcp.co.uk



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SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.