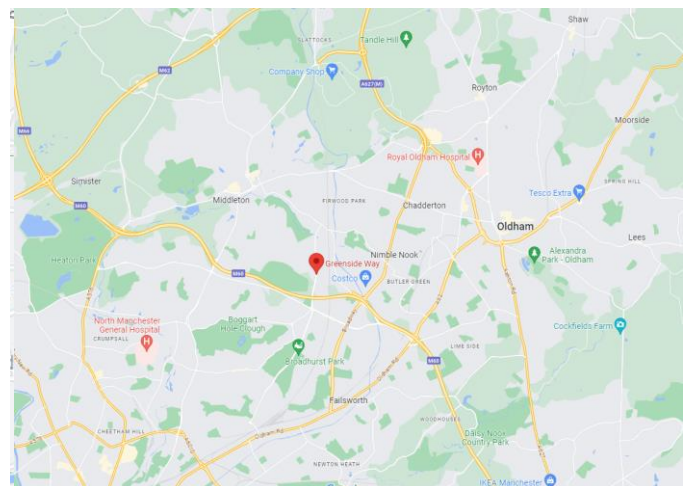




Industrial / Manufacturing Opportunity 51,103 sqft (4,747.6 sqm)

Property Highlights

- 5.86 – 10.4m eaves
- Ample loading doors
- 3 Interjoining buildings
- Office accommodation
- Separate yard and parking
- Close to both M62 and M60



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Location

The development is situated at the junction of Greenside Way and Greengate, the main arterial route through the popular Chadderton Industrial Estate. The unit is within 1.5 miles of both J20 and J21 of the M60 and within 2 miles of J20 of the M62. Manchester City Centre is located approximately 5 miles to the south of the property.

Transport	Distance
Junction 20 & 21 M60	1.5 miles
Junction 20 of M62 Motorway	2 miles
Manchester City Centre	5 miles
Manchester Airport	19 miles

Source: Google Maps

Description

The property is a stand alone unit made up of 3 interjoining buildings of steel portal frame construction.

The buildings have varying eave heights from 5.86 – 10.4m and there are a number of loading doors. The unit also has two storey office provision and ample parking.

Accommodation

Unit 1	Sqft	Sqm
Warehouse	44,999	4,180.50
Offices	6,104	567.08
Total	51,103	4,747.6

Rent / Purchase Price

On Application

Rateable Value

Interested parties should enquire with the Local Authority for further information.

Service Charge

TBC

EPC

Upon Application

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