

Townley Business Park, Middleton, Manchester, M24 2UF

B8

0161 375 6000

www.b8re.com

TO LET

3,110 - 4,426 sq ft (288.97 - 411.19 sq m)



INDUSTRIAL / WAREHOUSE UNIT

LOCATION

Townley Business Park, is based just off Manchester New Road, which directly links to Junction 20 of the M60 motorway². The M60 motorway provides links to the greater national motorway network such as the M56 and the M6.

The Middleton area as a whole has a large amount of footfall with the Middleton Arena and Middleton Shopping centre being close by.

Other occupiers close by are Screwfix, Halfords, Toolstation and Top Worktops.

DESCRIPTION

The unit comprises an end of terrace shared yard property. The unit is of a modern construction.

- Steel portal frame construction
- Brick built and profile metal clad elevations
- Large concreted shared yard
- Ample estate parking
- Three phase electricity
- One drive in loading door
- Range of use classes available

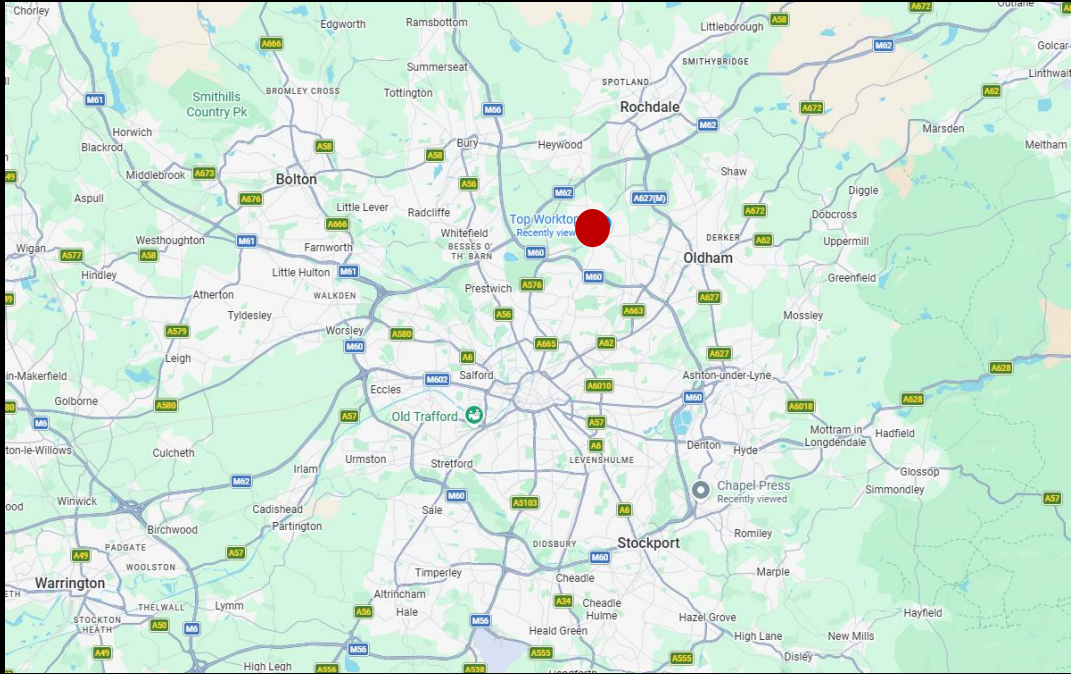
SERVICES

The property benefits from mains water and electricity

ACCOMMODATION

Description	Size (sq ft)	Size (sq m)
Unit 2C	4,426	411.19
Unit 3A	3,110	288.97
Unit 3B	3,978	369.60





TERMS

A new Full Repairing and Insuring lease. Sale & Rental price on application.

EPC

Available on request.

LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant / purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

CONTACT

For further information / viewings please contact:

Sam Paddon
sam@b8re.com
07376 591823
Anthony Mellor
Anthony@b8re.com

John Harrison
john@daviesharrison.com
07767 648094



PROPERTY MISDESCRIPTIIONS ACT 1991 B8 Real Estate, for themselves and the property's Vendors or Lessors, state that these particulars do not form part of any offer or contract. All information is believed to be correct at the time of publication but may change and should not be relied upon as statements of fact. Prospective purchasers or tenants must verify all details, including dimensions, condition, permissions, and VAT, independently. Plant, machinery, services, and fittings listed have not been tested and carry no warranty. Neither the Vendors, Lessors, nor B8 Real Estate or their employees have authority to make any representation or warranty regarding the property.

