

FOR SALE SELF-CONTAINED OFFICE BUILDING

Suitable for Investment or Owner Occupier

12,000 SQ FT (1,115 SQ M)



J24
of M60
Motorway

Manchester City Centre

Junction 24
M60 / M67

Ashton-U-Lyne
Oldham >

M60

< Stockport
& Manchester
Airport

Denton
Hyde >
Sheffield

M60

M67



Sainsbury's

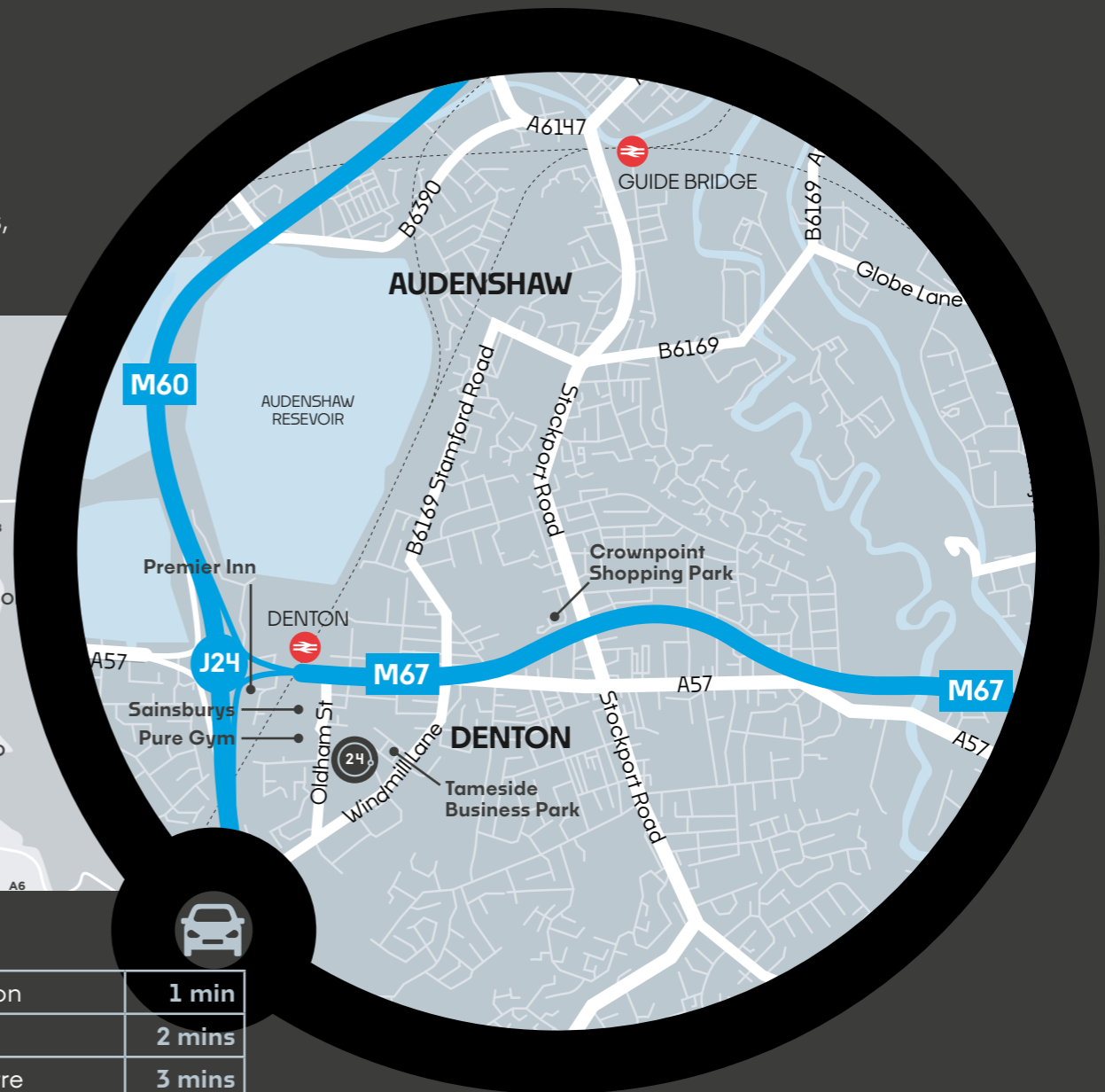


EF-group



24 LOCATION

ORBITAL 24 is situated in a prominent position fronting Oldham Street, approximately 0.5 miles from Junction 24 of the M60 motorway. Surrounding amenities include a Sainsbury's supermarket, Pure Gym, a Premier Inn & Brewers Fayre. Occupiers in Orbital 24 include e-foods, Eyecare Oncall, BIP Candy & Toys, HFL Building Solutions & Tea From the Manor.



The buildings provide excellent access onto the M60 orbital motorway, which in turn provides access to the entire regional motorway network system. Located approximately 5 minutes drive time from Orbital 24 is the commercial centre of Stockport. Manchester City Centre and Manchester Airport are both 15 minutes drive time from Orbital 24.

DRIVE TIMES

Denton Train Station	1 min
M60 (Junction 24)	2 mins
Denton Town Centre	3 mins
Crown Point Shopping Park	4 mins
Stockport Town Centre	8 mins
Manchester Airport	16 mins
Manchester City Centre	14 mins



**SAINSBURY'S
SUPER MARKET**

**4 MINS
WALK**



**DENTON
TRAIN STATION**

**6 MINS
WALK**

24 DESCRIPTION

ORBITAL 24 presents a unique opportunity to acquire self contained Grade A accommodation which offers a car parking ratio of 1:250 sq ft. The building is arranged over ground and first floor and is open plan in configuration.

The building is constructed to an excellent standard incorporating brick elevations with double glazed aluminium window units beneath a contemporary design roof, incorporating solar panels.



Full Air Conditioning



Perimeter Trunking



Suspended ceilings with LG3 lighting



61 on-site car parking spaces



Male, female and disabled WCs



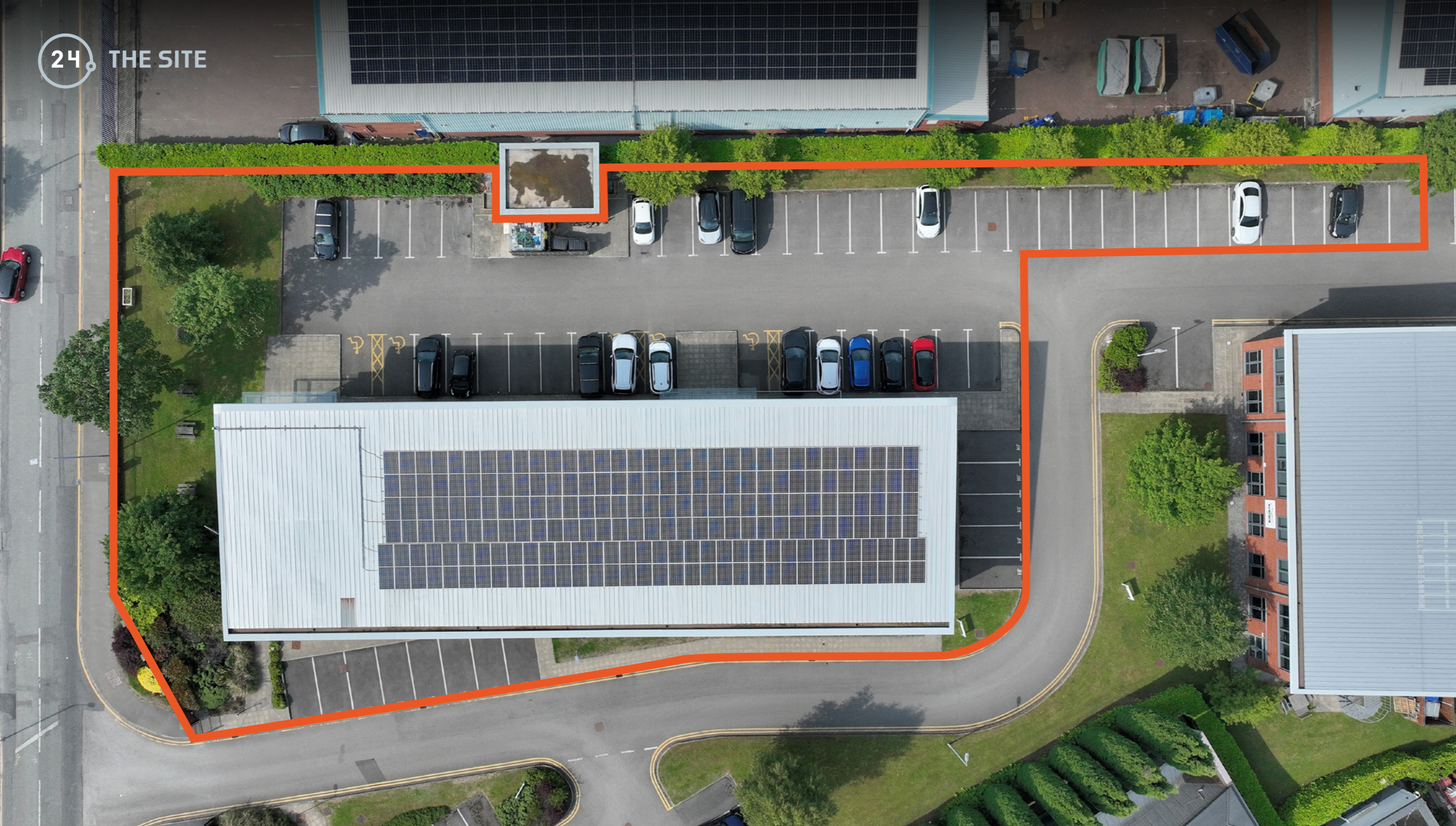
Solar panels

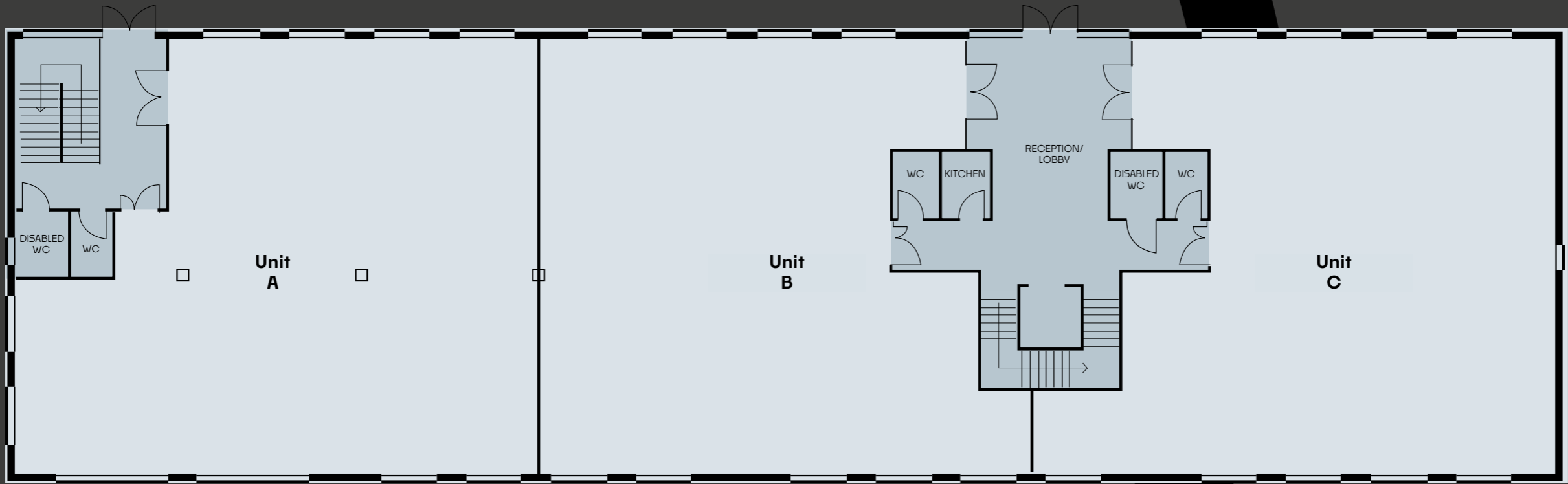


Landscaped grounds

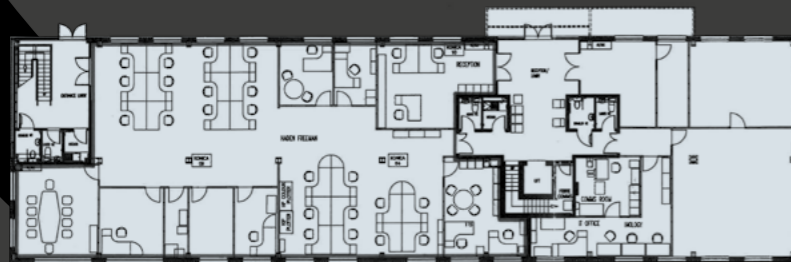


Fenced & gated estate

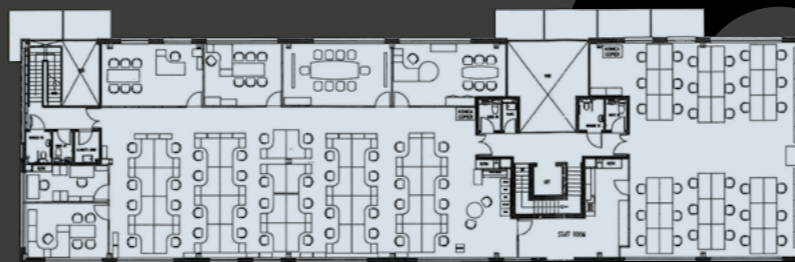




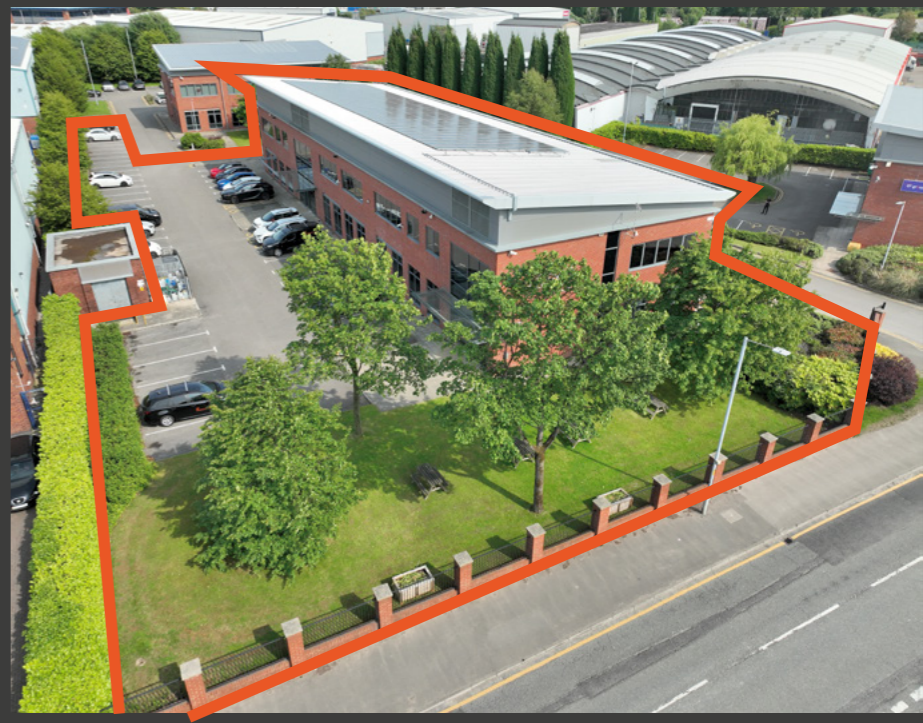
Ground Floor Indicative Space Plan



First Floor Indicative Space Plan



Ground Floor	6,000 sq ft	557 sq m
First Floor	6,000 sq ft	557 sq m
Building Total	12,000 sq ft	1,114 sq m



24. FURTHER INFORMATION

TERMS

The building is available for sale on a freehold basis, further information is available from the sole agent.

VAT

All figures are quoted exclusive of VAT.

PRICE

On application.

EPC

An Energy Performance Certificate is available on request.

TENANCY DETAILS

Part Ground Floor is let on flexible terms. Further details available on request.

VIEWING

Strictly by appointment with the agent:



0161 236 9595

cushmanwakefield.co.uk



ORBITAL 24

FREEMAN HOUSE 24 Orbital Way, Oldham St, Denton, Manchester M34 5NL

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising there from. No responsibility is taken for any other error or omission, or mis-statement in these particulars. Please note that VAT may be added to any sale price or rent quoted. It is recommended that prospective purchasers and lessees make their own enquiries to establish the VAT implications prior to entering into any agreement. June 2025. RB&Co 0161 833 0555. www.richardbarber.co.uk