

Industrial

UNIT 2A | TOWNLEY PARK

Hanson Street, Middleton, Manchester, M24 2UF



UNIT 2A | 3,914 SQ FT

Industrial unit

Unit 2a at Townley Park offers 3,914 sq ft of flexible industrial space suitable for a variety of uses, from light manufacturing to storage and distribution or even retail. The unit benefits from 3-phase power, WC facilities, ample car parking, and circulation space, making it ideal for businesses requiring operational flexibility. The estate offers 24-hour access and is well-maintained, providing a secure environment for tenants. Townley Park Industrial Estate is situated in the heart of Middleton on the western side of Hanson Street close to its junction with Oldham Road (A669) and within 2.5 miles (4km) of Junctions 19 and 20 of the M60 motorway offering easy access to key transport links.



Lease Type	New
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Unit Summary

- Circulation Space
- Close to Transport
- Common Yard Area
- Well Maintained Estate
- Car Parking
- Excellent Local Amenities

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£36,200.00	£9.25
Rates	£9,750.00	£2.49
Maintenance Charge	£5,900.00	£1.51
Insurance	£782.80	£0.20
Total Cost	£52,632.80	£13.45

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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Location

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Road
A664: 1 mile



Airport
Manchester: 20 miles



Rail
Mills Hill Railway: <1 mile

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (50)



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Key Contact



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For more info please visit: unit.info/UIP0101732

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