

Industrial

UNIT 3B | TOWNLEY PARK

Hanson Street, Middleton, Manchester, M24 2UF



UNIT 3B | 4,036 SQ FT

Modern unit situated in a popular industrial location

This Industrial unit is suitable for a variety of uses to include light industrial, manufacturing, retail warehouse/trade counter or, more simply, safe and secure storage space. The unit includes office accommodation and benefits from electric roller shutter doors with separate pedestrian access. The unit is situated around a central yard with a spacious turning circle for vehicular access.



Lease Type

New

Unit Summary

- Electric Roller Shutter Door
- Circulation Space
- LED Lighting
- Common Yard Area
- Roof Lights
- Car Parking

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£37,000.00	£9.17
Rates	£10,710.00	£2.65
Maintenance Charge	£6,000.00	£1.49
Insurance	£807.20	£0.20
Total Cost	£54,517.20	£13.51

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

Townley Park Industrial Estate is located 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.



Road
A664: 1 mile



Airport
Manchester: 20 miles



Rail
A664: 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	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (38)



enquiries@indurent.com

+44(0) 808 169 7554

www.indurent.com

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Key Contact



Natalie Loboda

Customer Engagement Manager

"Please drop Natalie a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"



+44(0) 808 169 7554



For more info please visit: unit.info/UIP0101736

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