



GREEN SIDEWAY

MIDDLETON, MANCHESTER M24 1SW



SELF CONTAINED
OFFICE BUILDING

**TO LET
FOR SALE**

**5,780 SQ FT
537 SQ M**

LOCATION

The location benefits from fantastic motorway connectivity and a range of shopping opportunities. Greenside Way is situated in a prominent position fronting Greengate (B6393) which provides convenient access to Junction 21 of the M60 orbital motorway.

The building provides excellent access onto the M60 orbital motorway which in turn provides access to the entire regional motorway network.

Nearby amenities include a Morrison's supermarket, a Travelodge hotel and adjoining public house. The subject property is located a short walking distance from the local centre of Chadderton offering access to a multitude of national multiple retailers, restaurants and leisure facilities.

Located approximately 5 minutes drive time from Greenside Way is the established commercial centre of Oldham. Manchester City Centre and Manchester Airport are both 15 minutes drive from the property.

[Click for maps](#)



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DESCRIPTION

ACCOMMODATION

GALLERY

CONTACT



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Greenside Way comprises self-contained office building arranged over ground and first floors.

The building has been fit out to a high standard including client reception area, large boards room, informal meeting space on both floors, two kitchen and break out areas, air conditioned communications room and on site car parking. The ingoing occupier will benefit from the existing fit out.

Greenside Way provides quality office accommodation suitable for purchase and inclusion within a SIPP.

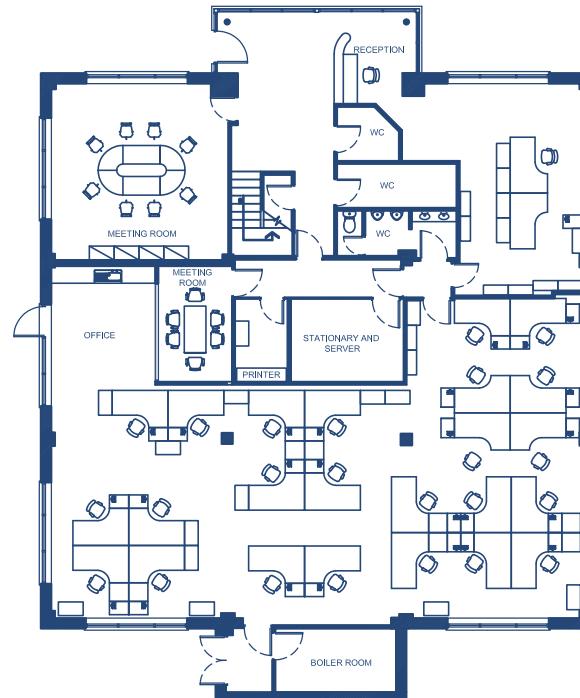
- **Cat 2 Lighting**
- **Suspended ceiling**
- **Double glazing**
- **Full access raised floor / perimeter cable management system**
- **Gas Central Heating**
- **Air Conditioned in parts**
- **Full power and data cabling in situ**
- **Client reception area**
- **Fitted board room**
- **Meeting rooms**
- **Air conditioned comms room**
- **Kitchenettes**
- **On site car parking (16 spaces)**

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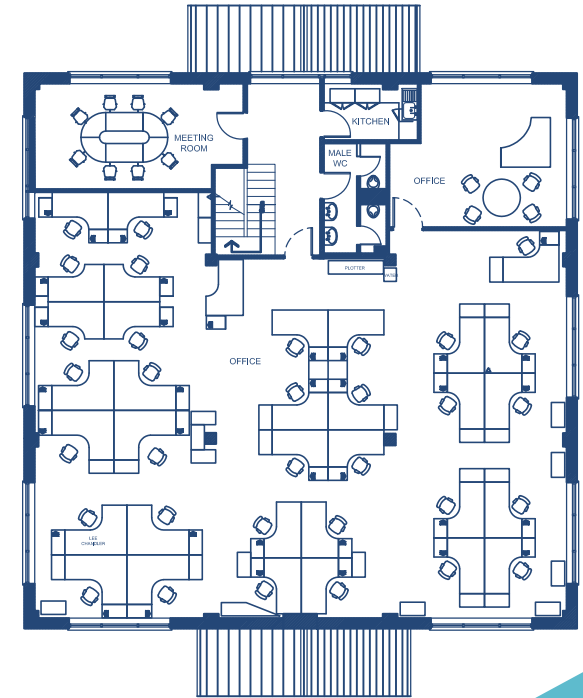
The available accommodation has been measured in accordance with the RICS code of measuring practice (6th Edition):

	Sq M	Sq Ft
Ground Floor	268.5	2,890
1st Floor	268.5	2,890
TOTAL	537.0	5,780

Existing Ground Floor Plan



Existing First Floor Plan



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For further information or to arrange a viewing of the property, please contact:



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WAKEFIELD**

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 **BLAZE** 0161 387 7252
MARKETING

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