

GRIMSHAWLANE

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MIDDLETON | MANCHESTER | M24 2AE

Includes
1 acre of land
available as either
hard standing or car
parking for 108 cars



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Fully refurbished high quality detached industrial unit circa 36,855ft² (3423m²)

- Secure compound
- Low site coverage (30%) on a total site are of 2.3 acres
- 750 kVA power supply (up to 2MW available)
- Eaves height 7.7m to 8.6m

FOR SALE/TO LET

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	Area (m2)	Area (Sq Ft)
Building Area		
Warehouse Area	2511 m2	27,033 sq ft
Ground Floor Office Area	208 m2	2,239 sq ft
First Floor Area	704 m2	7,583 sq ft
Total	3423 m2	36,855 sq ft

- Secure Compound
- 750 KVA Power Supply (Upto 2MW Available)
- Onsite / Offsite Car Parking
- Fully Clad Warehouse and Office Building
- Maximum Eaves Height of 7.7m and 8.6m
- 2No. Electrically Operated Roller Shutter Doors (4.5m and 5.0 m high)
- 3No. Smaller Roller Shutter Delivery Doors (Upto 3m High)
- 2 storey fully refurbished offices
- Fully Air Conditioned
- Carpet Tile Flooring Throughout
- Suspended Ceilings with LED Lighting
- Dado Trunking To Offices
- Fully Fitted Kitchens
- Unisex Toilets to All Floors
- Disabled Toilet To Reception Area
- Showers in Ground Floor Warehouse

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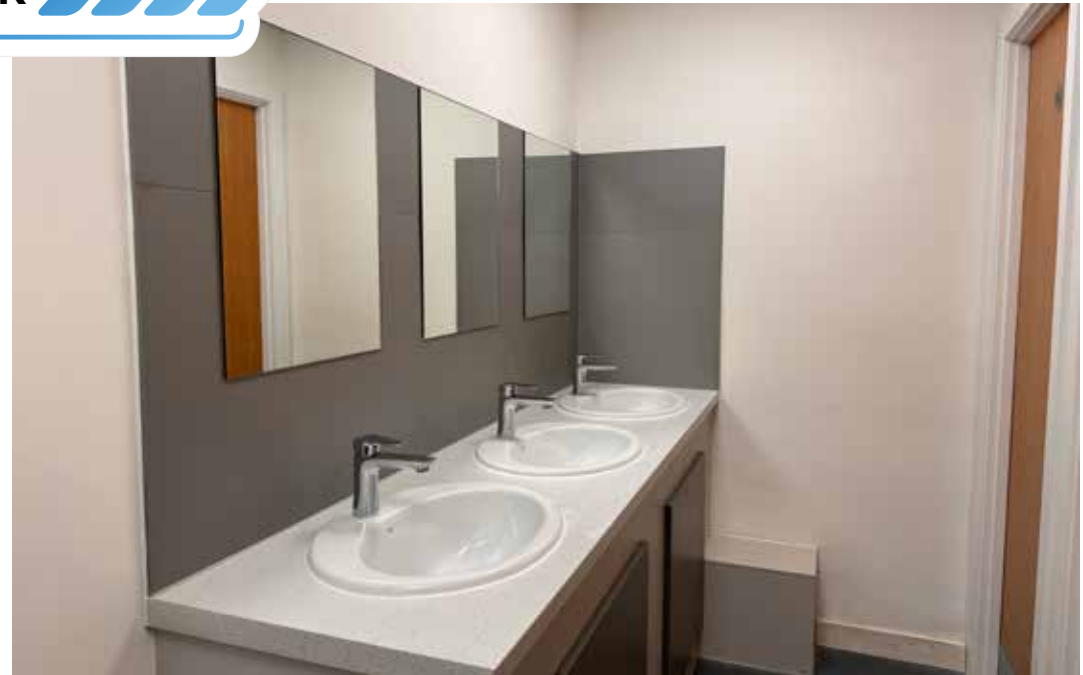
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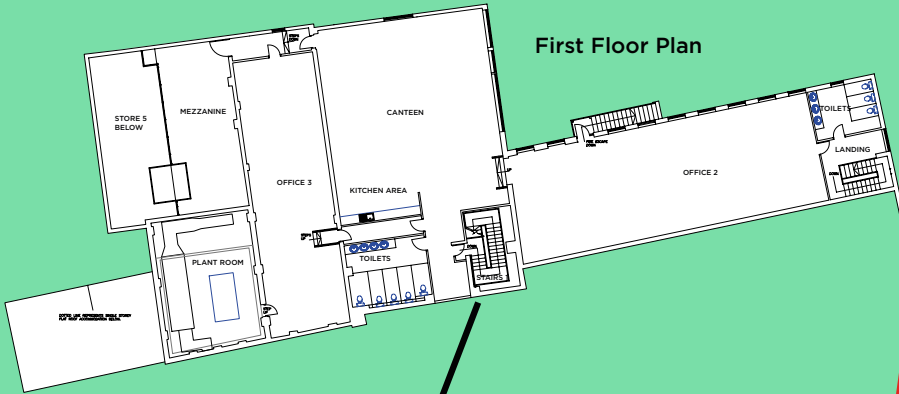
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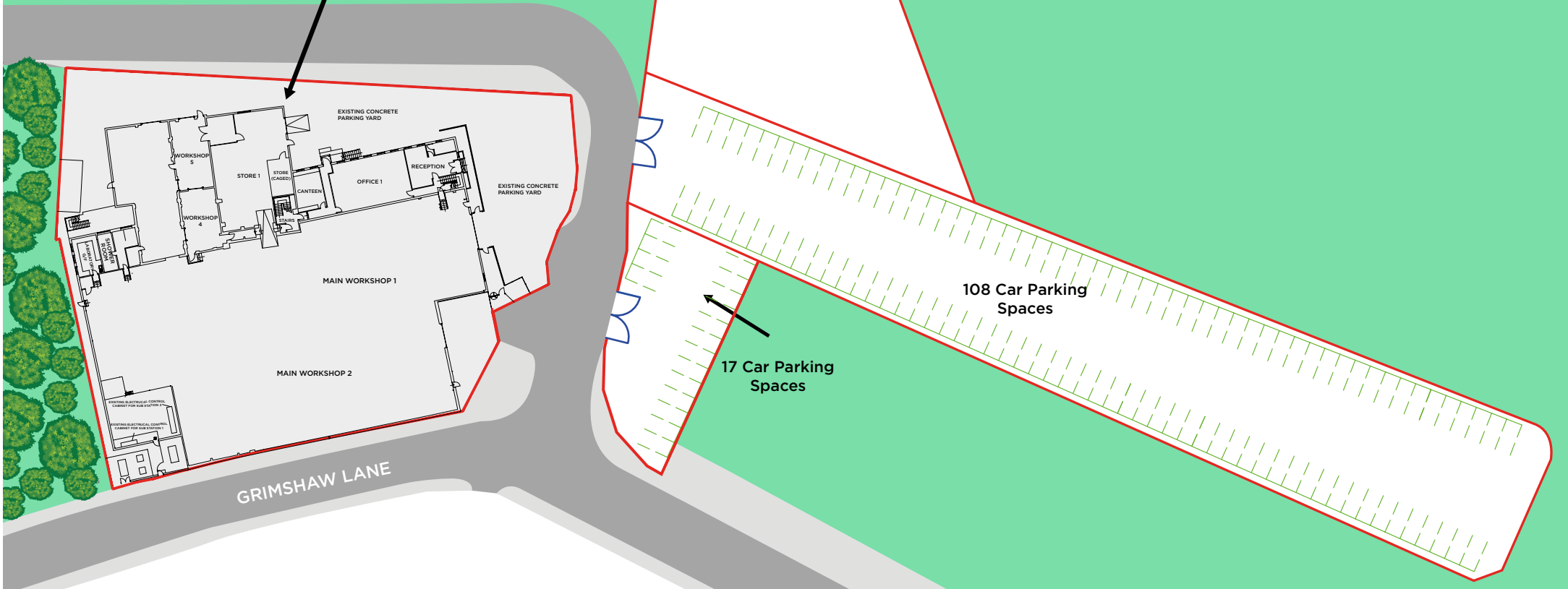
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First Floor Plan



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DRIVE TIMES

M60 Junction 20	5 Mins
Train Station (Mills Hill)	5 Mins
Manchester Centre	30 Mins
Manchester Airport	30 Mins



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Contact our retained agents for further details



Will Kenyon
07802 869279
will@b8re.com



John Barton
07501 773 672
john@bcrealestate.co.uk

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www.theprimegroupuk.com



THE PRIME

Chichester House, 91 Moss Lane East
Manchester M15 5GY
0161 546 3215
www.theprimegroupuk.com

EPC Rating B

