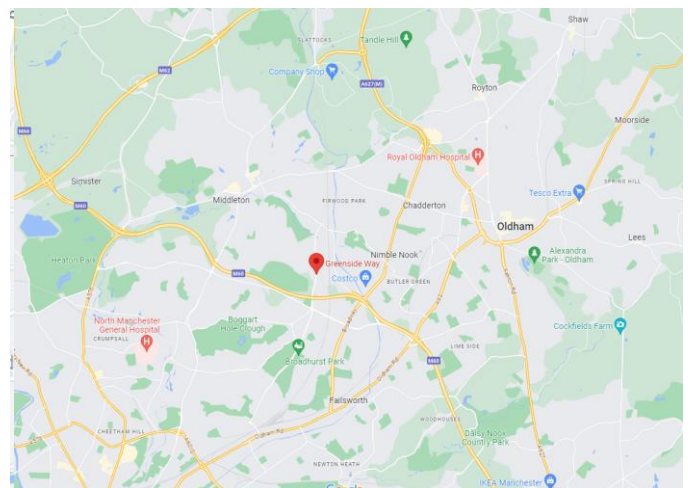




**Build to Suit Opportunity  
54,340 (5,050 sqm)**

**Property Highlights**

- 12m eaves
- 6 dock loading doors
- 2 drive in loading doors
- 5 trailer spaces
- Separate yard and parking
- 53 parking spaces



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## Location

The property is located on the junction of Greengate and Greenside Way. Both Junction 20 and 21 of the M60 are situated just 1.5 miles away, with Junction 20 of the M62 2 miles to the north. Manchester City centre lies 5 miles to the south with Rochdale 8 miles to the north and Oldham 5 miles to the east.

| Transport                   | Distance  |
|-----------------------------|-----------|
| Junction 20 & 21 M60        | 1.5 miles |
| Junction 20 of M62 Motorway | 2 miles   |
| Manchester City Centre      | 5 miles   |
| Manchester Airport          | 19 miles  |
| Source: Google Maps         |           |

## Description

The unit can be delivered within 9 months of exchanging contracts. The unit will have an eaves height of 12m, 2 level access loading doors, 6 dock loading doors, 10% rooflights, fenced yard, two storey office provision and 53 parking spaces.

## Accommodation

| Unit 10            | Sqft   | Sqm   |
|--------------------|--------|-------|
| Warehouse          | 50,055 | 4,651 |
| First Floor Office | 4,285  | 398   |
| Total              | 54,340 | 5,050 |

## Rent

On Application

## Rateable Value

TBC

## Service Charge

TBC

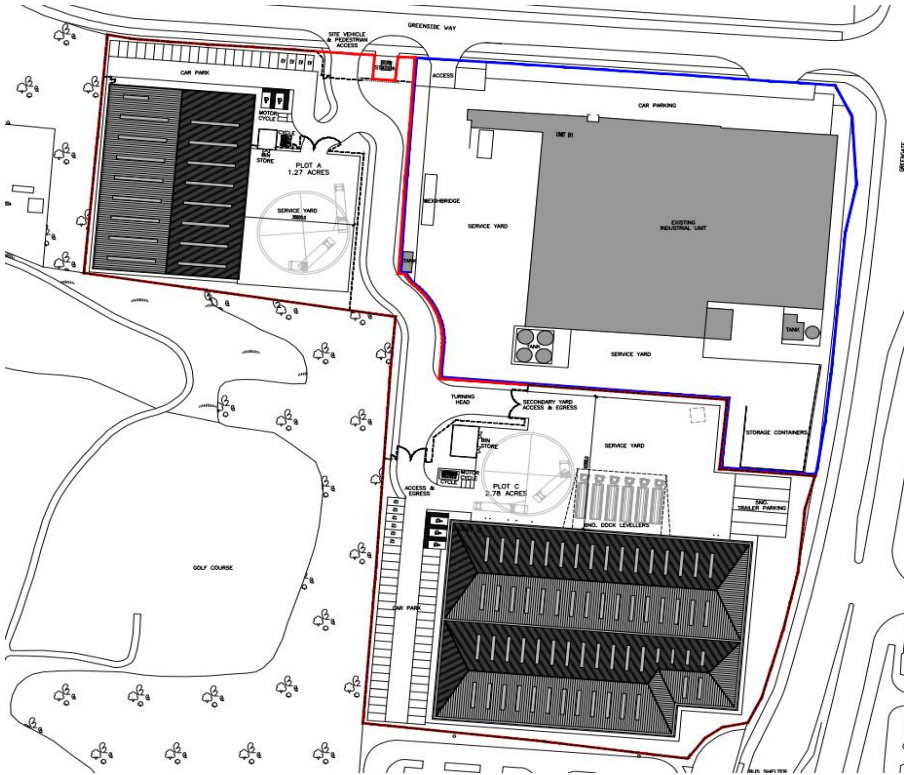
## EPC

Upon Application

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**The Misrepresentation Act 1967.**

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