



# Commercial Units

294 Audenshaw Road  
Audenshaw  
M34 5PJ

**FROM  
126  
SQ.FT**



- Storage, Industrial, Workshop, Office
- From 139 sq.ft up to 20,000 sq ft
- Fully Fenced & Secure Site / CCTV
- Low Cost Accommodation
- Suitable for a Variety of Uses
- Services on Site
- Within 0.4 miles of M60

## Location

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A variety of Commercial Units located just off Audenshaw Road within 0.4 miles of Junction 23 and 24 of the M60.

J23 & J24 M60 - 0.4 miles

Manchester City Centre - 5 miles

Manchester Airport - 13 miles



## Description

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A mixed commercial centre providing office, storage, workshop space as well as hardstanding storage. The estate has a variety of units across ground & first floors. Each benefiting from either staircase, lifting bay or surface level access. The property benefits from substantial on site car parking with additional car parking available on Audenshaw Road. Arctic lorry along with car and van access is achievable for all loading requirements.

- Ground Floor Industrial/Workshops: 2481 sqft Self Contained Unit & 1898 sq.ft. Workshop. Height 3.4m
- Ground Floor Office/Stores: 185 sq.ft, 220 sq.ft, 719 sq.ft. Available Separately or Combined
- Ground Floor Land - c.045 acres of fully secure tramacadam land. Ability to take in combination with other units
- First Floor - Providing a mix of Office and Workshop Units from 139 sq.ft. to 2435 sq.ft.
- On Secure Gated Site, Access Control and CCTV

## Accommodation

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### **Ground Floor**

Industrial - 2481 sq.ft. option for additional 549 sq.ft.  
Industrial Workshop - 1898 sq.ft.  
Office Stores - From 185 sq.ft. to 719 sq.ft.  
Land - 0.45 acres

### **First Floor**

Industrial Workshop - 2435 sq.ft.  
Office Stores - From 139 sq.ft.-1231 sq.ft.

## Rent

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From £25 per week



## EPC

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Available on request.

## VAT

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All figures are quoted exclusive of but maybe subject to VAT

## Terms

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On leasehold basis with terms to be agreed.

## Viewing

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Contact agent MBRE  
Michael Blackshaw [mb@mbre.space](mailto:mb@mbre.space) 07792201467

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