

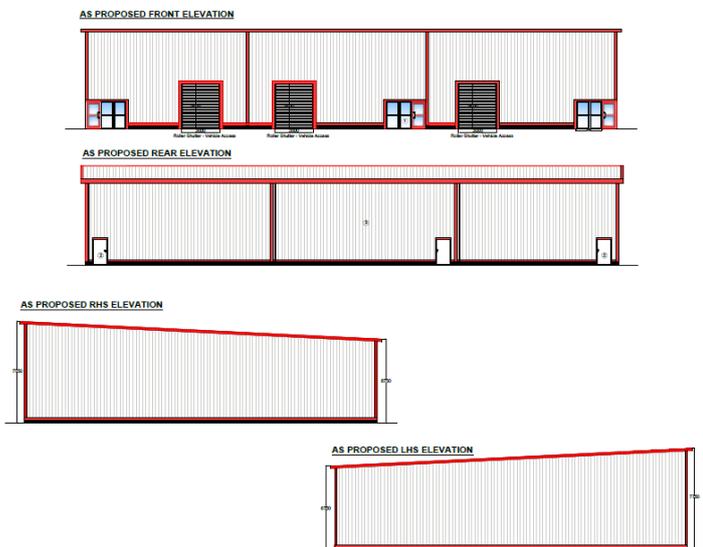


TRADE 24

Windmill Lane
Denton
M34 3SP

**1,163 SQFT
TO
28,920 SQFT**

PROPOSED ELEVATIONS



- Trade Counter / Warehouse Units
- Extremely Prominent
- New Build Estate - 14 Units
- 7.7m to Eaves
- Full Height Loading Doors
- Extensive Car Parking
- 37.5 KN per sq.m
- Within 0.5 miles of M60

Location

A brand new development of 14 trade/warehouse units located within 0.3 miles of Junction 24 of the M60 in Denton. Extremely prominent roadside position with return frontage onto Windmill Lane and Oldham Street.

J24 M60 - 0.2 miles

Manchester City Centre - 6 miles

Manchester Airport - 12 miles

Stockport Train Station - 5.7 miles

Key local occupiers include Qualtex, Francis Kirk & Sons, Pure Gym, System 3



Description

A new build Trade Counter/Warehouse Estate. The estate and property can be summarised as follows:

- Comprising 14 units to be built in 3 phases. Units from 1163 sq.ft. up to 28,920 sq.ft.
- Phase 1 to incorporate 4000 sq.ft. to 11,500 sq.ft.
- Steel Portal Frame Construction with Part Brick & Part Clad Elevations under Pitched Corrugated Steel Roof
- Units to be built to shell specification
- Full Height Loading Doors
- Floor loading 37.5 KN per sq.m.
- Extensive Parking
- Unit 14 anchored to national trade occupier

Services

All mains services available to the property.

Terms

On a leasehold basis with terms to be agreed

Rateable Value

For information on rates please visit www.voa.gov.uk

VAT

All figures are quoted exclusive of but maybe subject to VAT

Rent

Rent on application

Viewing

Contact Sole Agents MBRE - 0161 850 1111
Michael Blackshaw mb@mbre.space 07792201467

EPC

Available on request.

Accommodation

Phase 1

Unit 12 - 4000 sq.ft.

Unit 13 - 4000 sq.ft.

Unit 14 - 3500 sq.ft.

Misrepresentation Act

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