

AVAILABLE Q1 2025

CGI Image for indicative purposes



To Let Or Sale

GREENGATE POINT

Greenside Way, Middleton, Greater Manchester, M24 1SW

New Warehouse/Distribution Unit

54,605 Sq Ft/ 5,074 m²



spaces@mcrproperty.com
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ABOUT

Size

54,605 sq ft (5,074 sq m).

Terms

To Let / For Sale.

Rent / Price

On application.

Business Rates

Business Rates will be payable by the occupier directly to the Local Authority.

Planning

Planning consent has been approved for Use Class E(g)(i)(ii)(iii) (light industrial), Use Class B2 (general industrial) and / or Use Class B8 (storage /distribution).

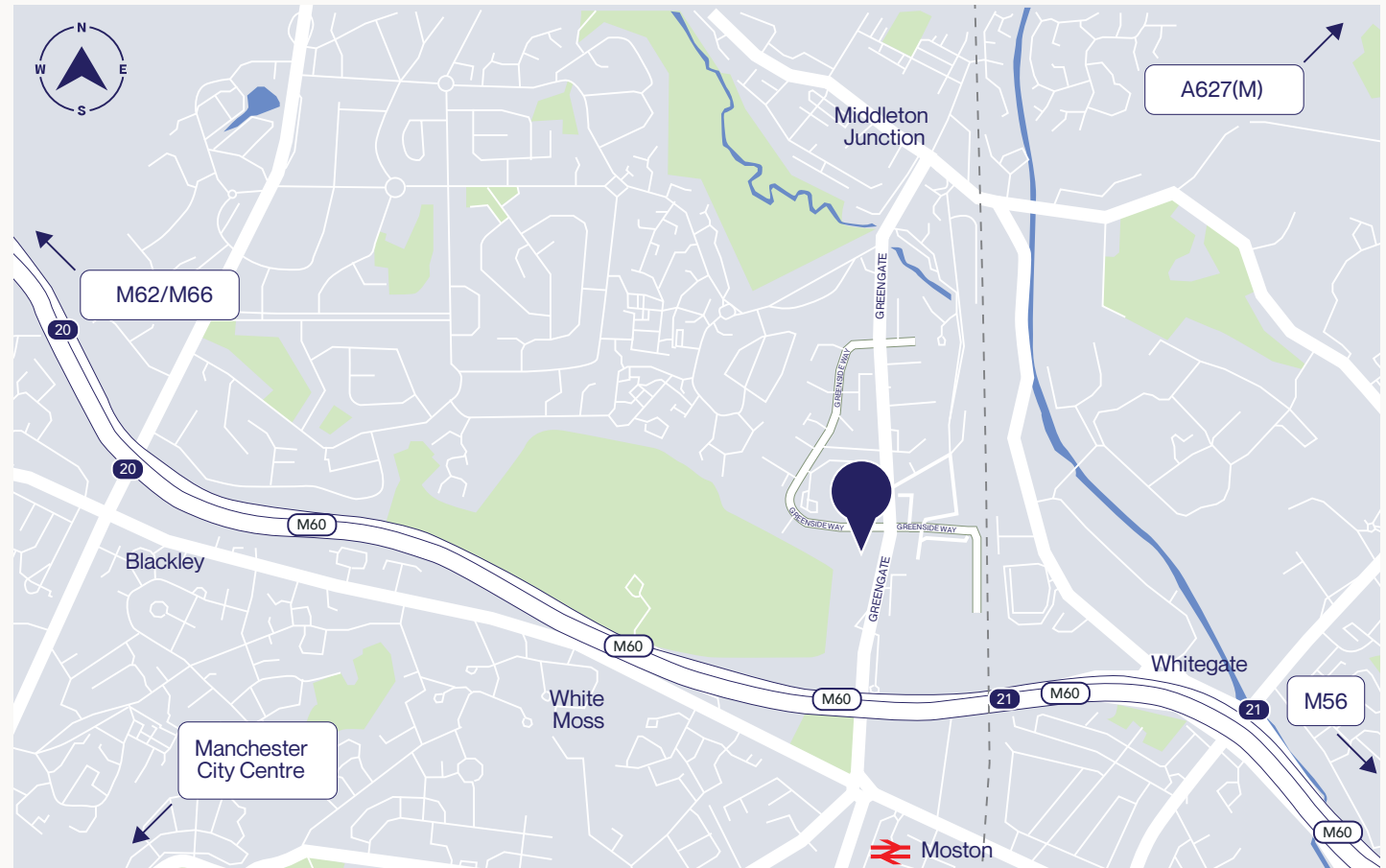
Travel Distances

Moston Station	1 mile
Jct 21 M60	1.5 miles
Jct 20 M60	2 miles
A627(M)	3 miles
Manchester City Centre	6.3 miles
Manchester Airport	19 miles

LOCATION

The unit is situated at the junction of Greenside Way and Greengate (B6393), the main arterial route through the popular Middleton industrial area. The unit is within 1.5 miles of J21, 2 miles of J20 of the M60 and within 3 miles of the A627(M), which provides direct access to J20 of the M62. Manchester City Centre is located approximately 6 miles to the south-west of the property.

what3words: chop/shop/noise.



SITE PLAN



GREENGATE POINT - RED LINE BOUNDARY PLAN
1:500

DESCRIPTION

Greengate Point is a new warehouse / distribution unit constructed to a high quality offering business space suitable for a wide variety of industrial uses.

- 12m eaves height
- Loading via 6 dock level doors & 2 drive in doors
- 5 trailer parking spaces
- 10% roof lights
- Secure reinforced concrete service yard
- First floor office & amenity block
- 53 car parking spaces
- 6 EV charging Points
- Floor loading 50KN per sq m
- Targeted EPC A+
- DDA Compliant
- Fibre ready connection
- Power capacity up to 250kVA
- Roof construction sufficient to enable PV installation

ACCOMMODATION

	Sq Ft	Sq M
Warehouse	50,220	4,666
First Floor Office	4,385	408
Total	54,605	5,074

Site are 2.78 acers (1.125ha)



FURTHER INFORMATION

Terms

The unit is available to let on a new full repairing and insuring lease on terms to be agreed or to purchase at an agreed price.

Business Rates

Business Rates will be payable by the occupier directly to the Local Authority.

EPC

Targeted EPC A+.

VAT

All prices are exclusive of, but may be liable to, VAT at the prevailing rate.

For further information please contact:



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