

# Sixteen. TO LET / FOR SALE

Industrial / Warehouse



## Unit 3 Greengate Point, Greenside Way, Middleton, M24 1SW

New Industrial Unit Available On A Build To Suit Basis

### Summary

<b>Tenure</b>	To Let / For Sale
<b>Available Size</b>	54,340 sq ft / 5,048.35 sq m
<b>Rent</b>	Rent on Application
<b>Price</b>	Price on Application
<b>Business Rates</b>	N/A
<b>EPC Rating</b>	EPC exempt - Currently being constructed or undergoing major refurbishment

### Key Points

- Detached unit
- 6 dock loading doors
- 5 trailer parking space
- 53 car parking spaces
- 12m eaves
- 2 drive in loading doors
- Separate yard and parking
- Close links to M60, M62, and Manchester City Centre

Chat to the team at Sixteen about this exciting opportunity | Call **+44 (0)161 461 1616** today

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## Summary

<b>Available Size</b>	54,340 sq ft
<b>Rent</b>	Rent on Application
<b>Price</b>	Price on Application
<b>Business Rates</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - Currently being constructed or undergoing major refurbishment

## Location

The property is located in a prominent position fronting Greengate at its junction with Greenside Way. It is situated within 1.5 miles of both junction 20 and 21 of the M60 motorway and within 2 miles of junction 20 of the M62 motorway, giving access to the rest of the national motorway network. The property is approximately 5 miles north of Manchester City Centre.

## Description

The detached unit can be provided within 9 months of exchange of contracts, based on the below specification:

- 12m eaves height
- Loading via 6 dock level doors and 2 drive in doors
- 5 trailer parking spaces
- 10% roof lights
- Secure reinforced concrete service yard
- Two-storey office & amenity block
- 53 car parking spaces

Additional specifications are available subject to agreement with the developer.

## Accommodation

The accommodation comprises of the following

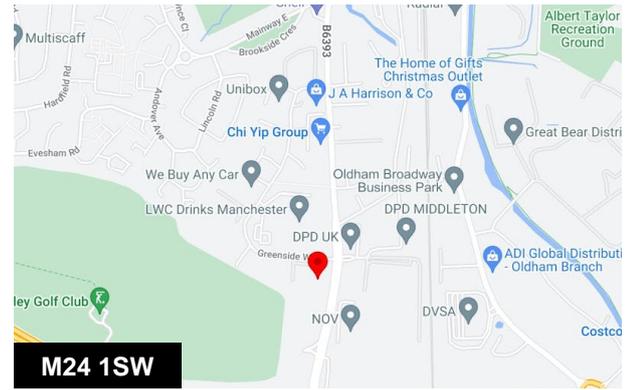
Name	sq ft	sq m
Ground - Ground Floor	50,055	4,650.26
1st - First Floor	4,285	398.09
<b>Total</b>	<b>54,340</b>	<b>5,048.35</b>

## Terms

The property is available To Let on a design and build basis on terms to be agreed, alternatively the developer may give consideration to a sale of the property.

## Viewings

For further information please contact joint agents Cushman & Wakefield (0161 236 9595) or Sixteen Real Estate (0161 461 1616)



## Viewing & Further Information



### Andy Backhouse

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### Cameron Forsyth

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### Mr Rob Taylor (Cushman and Wakefield)

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Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

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