

TO LET

- 10,010 sq.ft. (930 sq.m)
- Warehouse with ground and first floor office.
- 8 marked parking spaces
- Self-contained yard to the side of the warehouse
- 3 phase electricity
- Established Commercial & Trade Counter location
- Within $\frac{3}{4}$ of a mile of J24 of the M60 motorway



MODERN WAREHOUSE WITH OFFICE – 10,010 sq.ft.

UNIT 4, ORBITAL WAY, 24 WINDMILL LANE, DENTON, MANCHESTER,
M34 3QA

LOCATION

The property is in an excellent location within the established Windmill Lane Industrial Estate which is situated within $\frac{3}{4}$ of a mile of Junction 24 of the M60 motorway, which in turn provides access to the wider motorway network.

Manchester City Centre is approximately 5 miles to the north west, with Bredbury and Stockport industrial locations being at Junction 25 and 26 of the M60. In addition Denton Town Centre provides all local shopping needs.



SITUATION

The unit is situated in an established commercial location with numerous industrial and trade counter operators located close-by.

Adjacent occupiers on Orbital Way include Howdens, Unitrunk and Kooltrade. Tameside Business Park borders the property to the north side.

Other nearby occupiers include Wienerberger Ltd, CDT Tiles, TK Components, Apollo Scientific, Qualtex, Puregym and Sainsburys



DESCRIPTION

The property comprises a detached steel portal framed warehouse unit with an eaves height of 7.16m (23'6"). The unit is largely clad in profile metal cladding with partial blockwork elevations. The roof is of steel metal cladding incorporating translucent rooflights.

The warehouse benefits from a large roller shutter door (5m H x 4m W) to the left side of the unit, 3 phase electricity, staff kitchenette together with WC's.

The unit also benefits from a pedestrian double door beneath a canopy to the right side of the unit to the front which leads to an entrance hall providing a staff and customer access point to both the warehouse and offices as well as male and female WC's.

The office at ground floor comprises an open plan space, 2 partitioned offices and a meeting room. At first floor there is an open plan office and staff kitchenette.

Externally there is a 0.18 acre self-contained gated yard to the side of the unit providing car parking, loading and storage area. There is an additional car park with 8 marked spaces to the front of the unit by the main entrance providing staff and customer parking.



ACCOMMODATION

We understand the property has the following approximate Gross Internal Floor Areas:-

Ground Floor Warehouse	711 sq.m.	7,653 sq.ft.
Ground Floor Office	126 sq.m	1,356 sq.ft
First Floor Office	93 sq.m.	1,001 sq.ft.
TOTAL GIA	930 sq.m.	10,010 sq.ft.

TERMS

The premises are available as a whole by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of **£82,000 per annum exclusive**.



RATEABLE VALUE

We understand the property has a Rateable Value of £55,500, giving an approximate rates payable of £28,416 pa.

Interested parties are advised to make their own enquiries with the relevant rating authority with regard to rates payable.

EPC

The property has been independently assessed and certified as falling within Band D(79).

VAT

All rental and prices quoted are exclusive of, but may be subject to, VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs.

FURTHER INFORMATION



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Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.