

# Malin House

Danefield Road, Sale, M33 7GE

**MODERN INDUSTRIAL UNIT WITH  
A LARGE SECURE YARD AREA**



- Fully refurbished
- Up to 35m depth concrete yard area
- Highly secure site which includes fencing, gated entrance and CCTV
- 1.1 acre site
- Within 0.5 miles of Jct 7 of the M60
- Within 1.2 miles of Jct 6 of the M60

**15,397 sq ft / 1,459 sq m**

**Industrial/Warehouse  
TO LET**

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## MODERN INDUSTRIAL UNIT WITH A LARGE SECURE YARD AREA



### DESCRIPTION

The property comprises a detached industrial unit of steel portal frame construction with a combination of brickwork and profile metal clad elevations under a pitched profile metal clad roof which incorporates 10% roof lights.

The unit has been fully refurbished to a high standard.

The unit is accessed via an electrically operated roller shutter door. Internally the warehouse benefits from an eaves height of 4.65m and new LED lighting throughout. Along the side elevation is two storey office accommodation which is a mixture of cellular and open plan layout and incorporates a reception area, kitchen and WC's.

Externally there is car parking which is situated along the front elevation and the western boundary of the yard. To the rear of the unit is a covered storage / canopy area which is situated across two levels and is constructed of a steel portal frame with a profile metal clad roof and the side elevation has profile metal cladding; the area benefits from lighting. Beyond the covered storage area / canopy is a large yard area which is fully concreted and has a depth of 30m.

The site is very secure with a combination of palisade fencing and timber fence, with access to the site via an electrically operated palisade gate.

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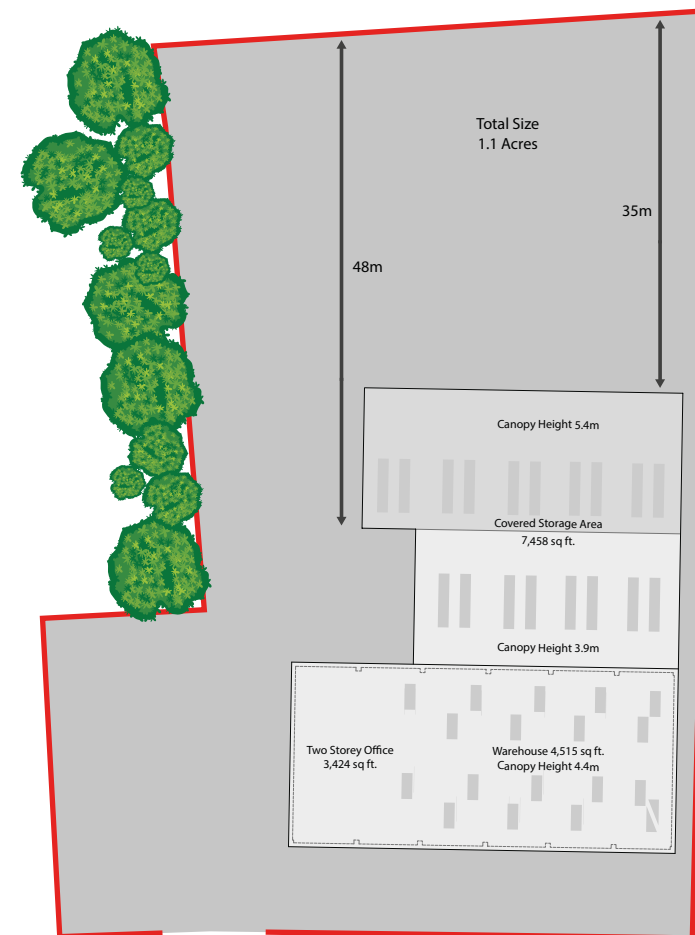
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	sq ft	sq m
Warehouse	4,515	442
Ground Floor Office	1,712	160
First Floor Office	1,712	160
Covered Storage Area	7,458	697
<b>Total</b>	<b>15,397</b>	<b>1,459</b>



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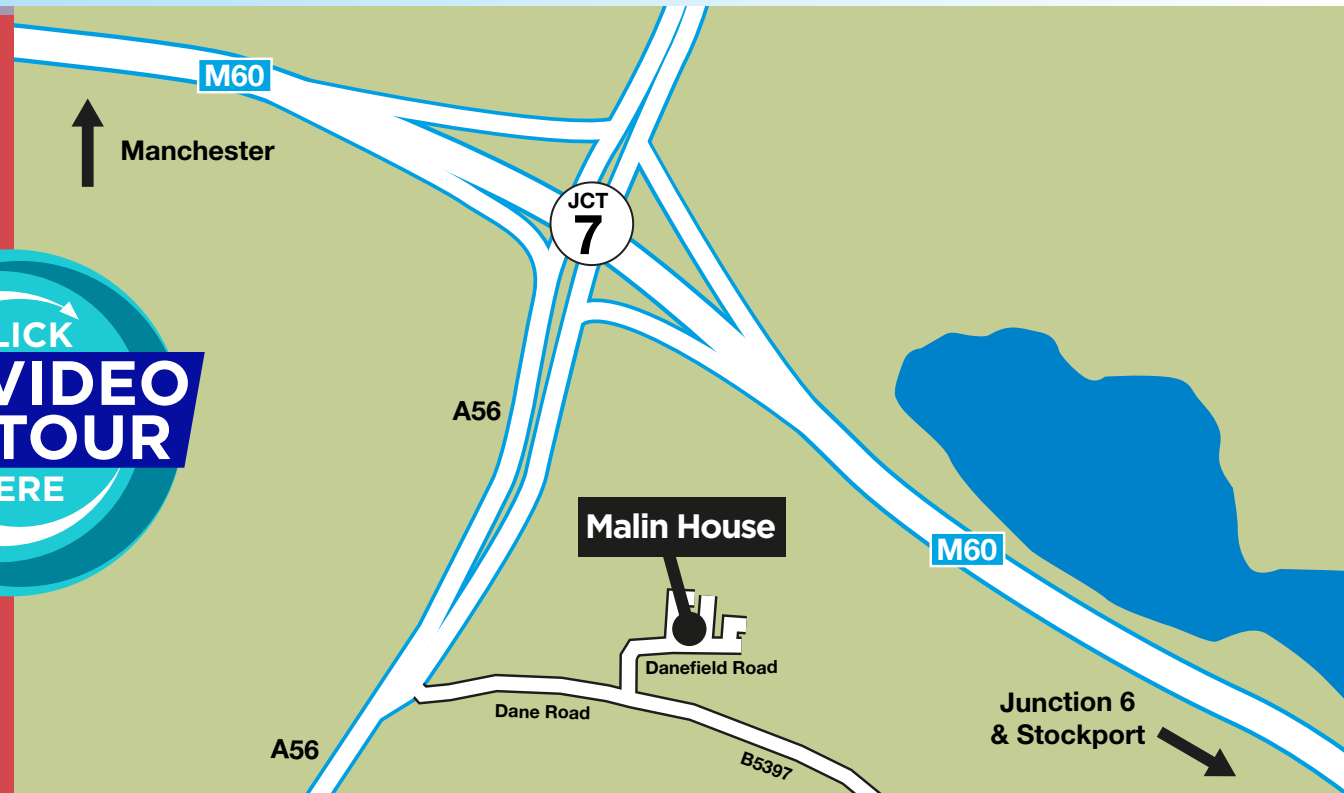
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## LOCATION

The property is situated on Danefield Road which is located off Dane Road (B5397).

Jct 7 of the M60 is approx 0.5 miles to the north west of the property and is accessed via Dane Road and Cross Street (A56), with Jct 6 of the M60 is approx 1.2 miles to the east.

Manchester City Centre is within 4 miles to the north of the property via the A56. The property is situated within walking distance of the Dane Road Metrolink Station.



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