

TOWER MILL

PARK ROAD, DUKINFIELD, SK16 5NA



FOR SALE - GRADE II LISTED MILL BUILDING TOTALLING 136,385 SQ FT

Summary

- On behalf of the Joint Administrators of Culimeta-SaveGuard Limited
- **Grade II Listed Mill** accommodation constructed c. 1890
- **Warehousing, manufacturing and offices** over 4 floors plus basement
- **Detached workshop** of steel portal frame construction
- Total Floor Area of **136,385 Sq Ft**
- Total Site Area of **1.29 Hectares (3.2 Acres)**
- **Low Site Cover** of approx. 32.5%
- Property **refurbished c. 2013** with significant capital expenditure
- **2 x Goods Lifts** serving each floor of the building
- **Tenancies** - Licence to Occupy in place expiring 30 May 2025
- Licence Fee **£50,000 per calender month**, exclusive of VAT
- **Redevelopment Opportunity** - Historic planning permission approved in 2007 for change of use to 75 flats and 3 new office blocks (now expired)
- Held **Freehold**
- **Guide Price: £2,950,000 (STC)**





Description

Comprises a Grade II Listed detached former cotton mill with a five storey tower and a large Victorian era masonry brick chimney. The property has been extended in part and a detached workshop has been constructed to the rear of the mill.

The eaves height within the original mill building varies between 3.5m – 5m with the basement providing a lower eaves ranging from 2m – 2.4m.

To the eastern elevation of the mill building is a concrete loading bay measuring approx. 177 sq m (1,905 sq ft) providing access for loading / unloading with a canopy constructed over the loading bay measuring circa 334 sq m (3,596 sq ft).

The property has been split internally to provide warehouse, manufacturing, offices, canteen and WCs over four storeys plus basement. To the front of the property (south-east corner), there is a two-storey building connected to the mill which provides reception / showroom and ground floor with office and staff accommodation above.

There are two goods lifts located on both the east and west elevations which serve all floors including basement. The original lift has been decommissioned and removed leaving a void within the first, second and third floors.

The detached workshop is of steel portal frame construction with concrete floor. Eaves height is measured at 5m to the underside of the haunch and 8.3m to the apex. There is a loading door to the southern elevation measuring 4.16m (w) x 4.7m (h). There is also two storey accommodation within the unit providing kitchen, offices, locker room and WCs.

Externally a large tarmac parking area is provided to the north of the Mill with an access driveway running alongside the west boundary. There is a one-way system in operation with two vehicular access gates on Park Road to the south-east and south-west of the site.



Location

The subject property is located on Park Road in Dukinfield, a town within Tameside, Greater Manchester. Ashton under Lyne is located approx. 1.5km to the north-west whilst Manchester city centre is located approx. 10km to the west.

J3 of the M67 motorway is located approximately 3km to the south providing access to the wider motorway network. The nearest train station is Stalybridge located approx. 1km to the north-east. The surrounding area is made of predominantly industrial uses, with residential housing further to the south.

Accommodation

Description	Sq M	Sq Ft
Basement - Warehouse Storage	2,295	24,703
Ground Floor - Manufacturing and Ancillary	2,903	31,248
First Floor - Manufacturing and Ancillary	2,329	25,069
Second Floor - Manufacturing and Ancillary	2,227	23,971
Third Floor - Manufacturing and Ancillary	2,277	24,510
Stairs - Tower / Fire Escape	120	1,292
Workshop - Storage and Ancillary	519	5,592
Total	12,670	136,385

The property is situated on a site area of 1.299 Hectares (3.209 Acres)







Tenancies

There is a Licence to occupy in place expiring 30 May 2025.

Licence Fee £50,000 per calendar month, exclusive of VAT.

Please contact the agents for further details.

Tenure

The site is held Freehold under Land Registry Title Numbers GM333257 and GM370315.

Title copies available upon request.

Redevelopment Opportunity

Historic planning permission was approved in 2007 for change of use of the property to residential apartments.

Application Number: 06/01822/FUL

“Change of use of existing mill to 75 no flats, use of ground floor partially as offices, 3 new office blocks and associated car parking”

Status: Approved – August 2007 (now expired)



EPC

A full copy of the EPC is available upon request.

Business Rates

Rateable Value: £121,000 (2023 Rating List)

Data Room

Please contact the office for access to the dataroom.

Guide Price

£2,950,000

Subject to Contract and Exclusive of VAT.

VAT

VAT is applicable at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Further Information

VIEWINGS STRICTLY BY APPOINTMENT ONLY WITH THE AGENT.
FOR FURTHER INFORMATION PLEASE CONTACT:



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