

DETACHED INDUSTRIAL / WAREHOUSE UNIT

**GREENGATE IND. ESTATE, GREENSIDE WAY,
MIDDLETON M24 1SW**



33,100 ft² (3,075 m²) AVAILABLE

TO LET



OLDHAM ROAD (A669)

MIDDLETON ROAD (A669)

OLDHAM →

 MILLS HILL
TRAIN STATION

← MIDDLETON

GRIMSHAW LANE

GRIMSHAW LANE

THE PROPERTY

GREENSIDE WAY

GREENGATE

↓ TO J20 &
J21 M60

SITUATION

Situated on the established Greengate Industrial Estate fronting Greengate (B6393), at the junction with Greenside Way. Greengate links through to Victoria Avenue East / Hollinwood Avenue, which in turn connects with Junction 21 of the M60. Nearby occupiers include Chi Yip, Tetrosyl, Pentagon Vauxhall, UK Photonics etc.

The estate offers a well developed transport infrastructure within 1.5 miles of the motorway network, providing easy access to the M62 to the north and through to the M56 / M6 and Manchester Airport to the south. The A627(M) lies approximately 2.5 miles to the north-east.

DESCRIPTION

Occupying a corner site of 1.35 acres (0.54 ha) approx, the property is a detached single-storey industrial unit of steel portal frame design in 3 bays with a profiled metal decked roof incorporating translucent panels, part blockwork walls and concrete flooring. The unit is fitted with high intensity sodium lighting and blown-air heating. Eaves height is approximately 21' (6.4m). Vehicular access is provided at the rear via 3 roller shutter loading doors leading to an enclosed concrete surfaced yard area.

The building incorporates 2-storey offices to the front and side elevations, providing a combination of general and private office space with a dedicated reception area and ancillary canteen / kitchen and WC facilities. The offices are fitted out with suspended ceilings, recessed lighting, central heating and double-glazed windows.

The site includes a large car parking area on the Greenside Way frontage, along with attractive landscaping.

TERMS

Available by way of a new full repairing and insuring lease of negotiable length at £125,000 pa, exclusive of rates and VAT.

RATES

We are advised that the property is assessed at a Rateable Value of £124,000. Please contact Oldham MBC to verify the figures.

TOTAL FLOOR AREA	33,100 ft ² (3,075 m ²)
RATES PAYABLE	59,892 p/a
RENTAL	£125,000 p/a

VIEWING

By appointment:



E: martin@madisoncommercial.co.uk

E: john@daviesharrison.com



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