

A DEVELOPMENT BY



01625 549999  
www.quorumproperty.com

# LINKWAY **TRADING** ESTATE

GRIMSHAW LANE, MIDDLETON M24 2AE

**TO LET**

**INDUSTRIAL / WAREHOUSE UNIT**

**10,499 SQ FT (975 SQ M) WITH EXTENSIVE YARD AREA**

**BESPOKE FIT-OUT TO SUIT INDIVIDUAL OCCUPIER'S REQUIREMENTS**

**ENTER >**

- **CCTV ON SITE**
- **SELF CONTAINED SITE**
- **SECURE GATED ACCESS**
- **EXCELLENT MOTORWAY LINKS**



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WITH EXTENSIVE YARD AREA

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## DESCRIPTION

The property comprises a detached industrial unit on a secure self-contained site, accessed off Grimshaw Lane. The unit is suitable for industrial or warehouse use and benefits from roller shutter access doors, large external service and storage areas and ample car parking spaces.

Office and WC facilities can be installed within the premises to suit each individual occupier's requirements.



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[AERIAL](#)

[LOCATION  
& AMENITIES](#)

[SITE PLAN](#)

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[TERMS, EPC  
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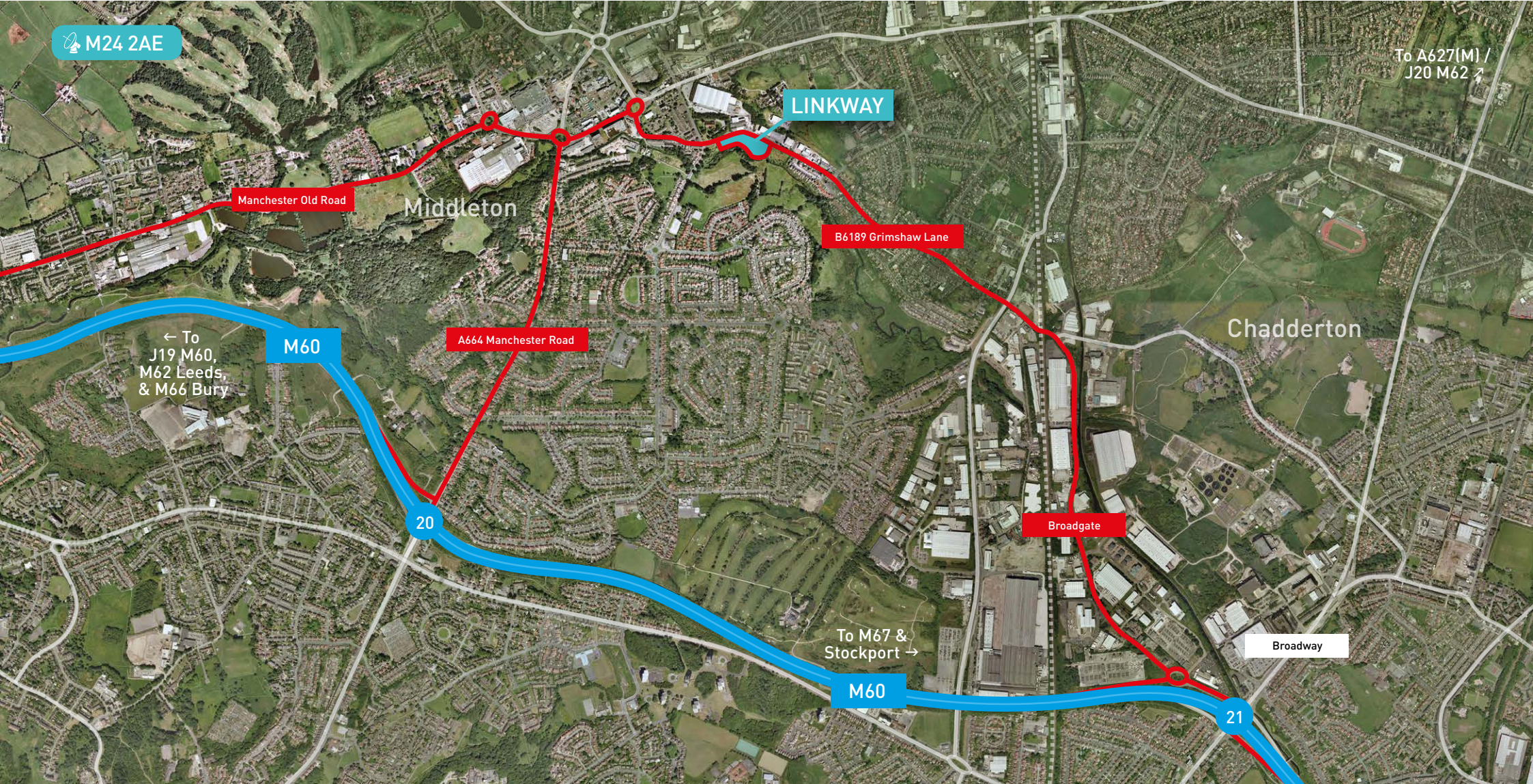
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## LOCATION & AMENITIES

The property is located in Middleton, which is a town within the Metropolitan Borough of Rochdale, within Greater Manchester, located approximately 9.6 km (6 miles) to the North East of Manchester city centre and 5.6 km (3.5 miles) West of Oldham town centre. The property occupies a prominent, self contained site to the southern side of Grimshaw Lane known as Linkway Trading Estate, close to the junction with Oldham Road [A669] which provides access to the M60 motorway at junction 20, via Manchester New Road [A664] approximately 2 km (1.2 miles) to the South.



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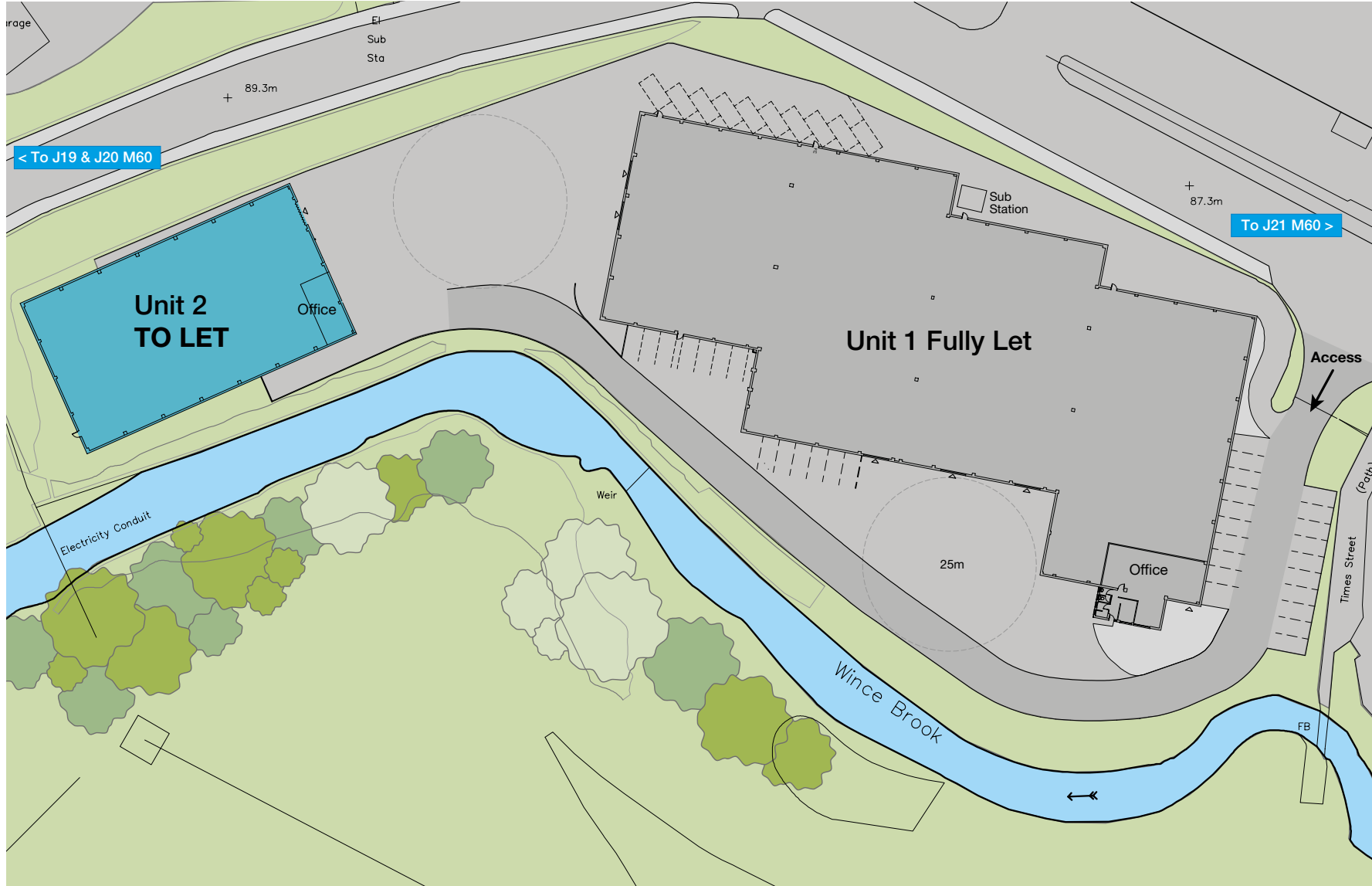
GRIMSHAW LANE, MIDDLETON M24 2AE

## SITEPLAN

Unit 2	SQ FT	SQ M
Warehouse	10,499	975

These measurements have been calculated on a Gross Internal Basis.

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COMMERCIAL UNIT**  
**10,499 SQ FT**  
**(975 SQ M)**  
WITH EXTENSIVE  
YARD AREA



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## AVAILABILITY

The premises are available by way of a new FRI lease, or leases, on terms to be agreed.

## VAT

All prices and rentals quoted are exclusive of VAT which will be charged at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for payment of their own legal costs incurred.

## EPC

Energy Performance Certificates are available from the retained agents.

## VIEWING

Strictly by appointment with the joint letting agents Knight Frank or Davies Harrison.

Rick Davies  
[rick@daviesharrison.com](mailto:rick@daviesharrison.com)

John Harrison  
[john@daviesharrison.com](mailto:john@daviesharrison.com)

Rob Taylor  
[rob.taylor@knightfrank.com](mailto:rob.taylor@knightfrank.com)

Steve Manifold  
[steven.manifold@knightfrank.com](mailto:steven.manifold@knightfrank.com)



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