

# TO LET

1,579 sq ft (146 sq m)

on a site area of 0.414 acres (0.167 ha)

- Secure compound
- Rare leasehold opportunity
- Established industrial location
- Excellent transport connectivity
- Ideal for builder's yard / plant hire / self-storage



**Detached Workshop and Secure Yard**

**Workshop and Secure Yard to the rear of Concordia**

**Dunkirk Lane**

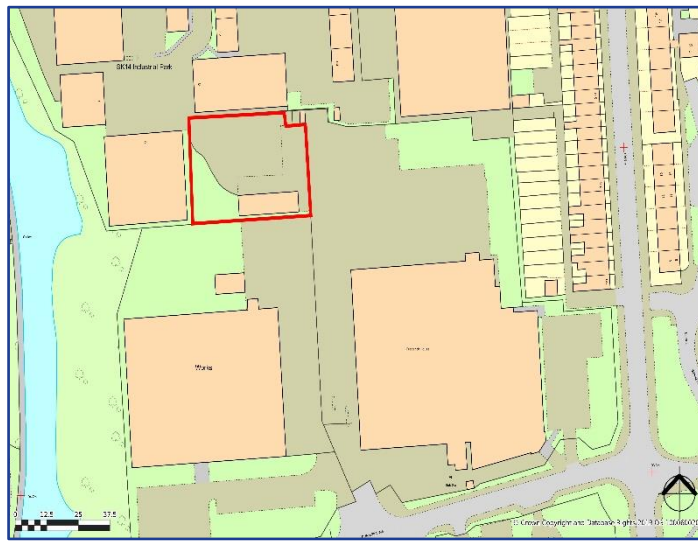
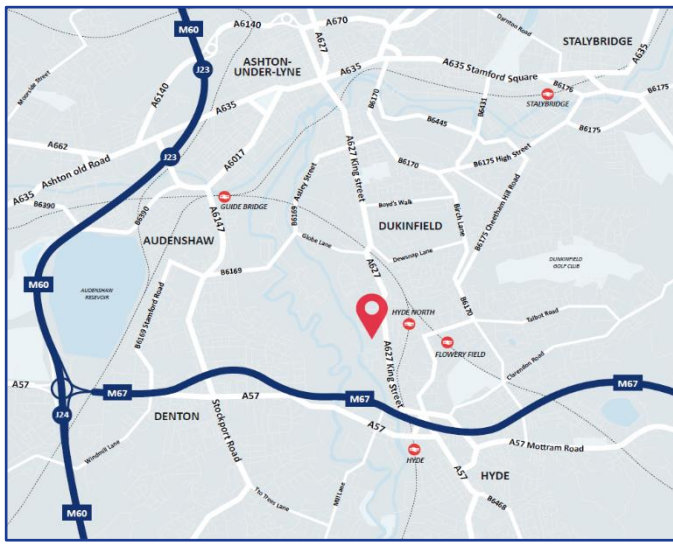
**Hyde**

**Cheshire**

**SK14 4NL**

**dh** DAVIES HARRISON  
REAL ESTATE

**0161 236 9999**  
[www.daviesharrison.com](http://www.daviesharrison.com)



## LOCATION

The site is located behind Concordia; a warehouse / office building which occupies a prominent position fronting both Dunkirk Lane and Dukinfield Road (A627).

The site is strategically located with access to Junction 3 of the M67 Motorway approximately 1.5 miles away and Junction 24 of the M60 Motorway approximately 3.5 miles away.

## DESCRIPTION

The site comprises a workshop / storage facility with a secure cleared yard area.

The workshop unit is split into four storage areas.

## ACCOMMODATION

The property has the following gross internal floor area (GIA):

	Sq ft	Sq m
Workshop	1,579	146.7
Yard Area	0.34 acres	0.137 ha
<b>TOTAL SITE AREA</b>	<b>0.414 acres</b>	<b>0.167 ha</b>

## EPC

An Energy Performance Certificate is available upon request.

## SERVICES

We understand that mains electricity is available to the workshop unit.

## RATEABLE VALUE

The property will be separately assessed for Rating purposes.

We advise interested parties to make their own enquiries of the local Rating Department.

## PLANNING

The property is located within an established industrial estate and we believe there to be no planning restrictions.

Interested parties should make their own enquiries of the Tameside Metropolitan Borough Council Planning Department.

## TERMS

The workshop and yard is available by way of a new lease on full repairing and insuring basis for a term to be agreed.

## RENTAL

Upon application.

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT at the prevailing rate.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

## FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

RICK DAVIES  
Director  
07831 658804  
rick@daviesharrison.com

SAM RODGERS  
Senior Surveyor  
07903 518044  
sam@daviesharrison.com

