

TO LET

10,329 sq ft (959.59 sq m)
on a site area of 0.577 acres (0.233 hectares)

- Main road frontage
- 1.6 miles from Junction 19 M60 Motorway
- Large yard area
- Established industrial location



Self-contained industrial / warehouse facility

Unit 3 Rule Business Park
Grimshaw Lane
Middleton Manchester M24 2AE

dh DAVIES HARRISON
REAL ESTATE
0161 236 9999
www.daviesharrison.com

LOCATION

The property sits fronting Grimshaw Lane (B6189) and its junction with Saxon Street, Middleton. It is within close proximity of Oldham Road (A669), Manchester New Road (A664) which in turn links to Junction 20 of the M60 Motorway.

Grimshaw Lane links via Foxdenton Lane to Oldham Broadway (A663) which in turn leads directly to the A627(M) and Manchester City Centre which lies approximately 8 miles south.

DESCRIPTION

Comprising an industrial / warehouse facility of steel frame construction incorporating pitched roof, brick clad walls and concrete floor. The eaves height to the underside of the haunch is circa 6m. Access is via roller shutter door.

The site is secured by powder coated metal fencing and has a large concrete yard area of 0.307 acres.

ACCOMMODATION

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

	Sq ft	Sq m
Ground Floor	10,329	959.59

EPC

An Energy Performance Certificate is available upon request.

SERVICES

We understand that mains services are available to the property including three phase electricity, gas, mains water and drainage.

RATEABLE VALUE

The property is listed in the current Rating List as "Children's Play Centre and Premises" and has a Rateable Value of £42,500.

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 Rochdale Borough Council Planning Department.

TERMS

The property is available to lease on a full repairing and insuring basis for a number of years to be agreed.

RENTAL

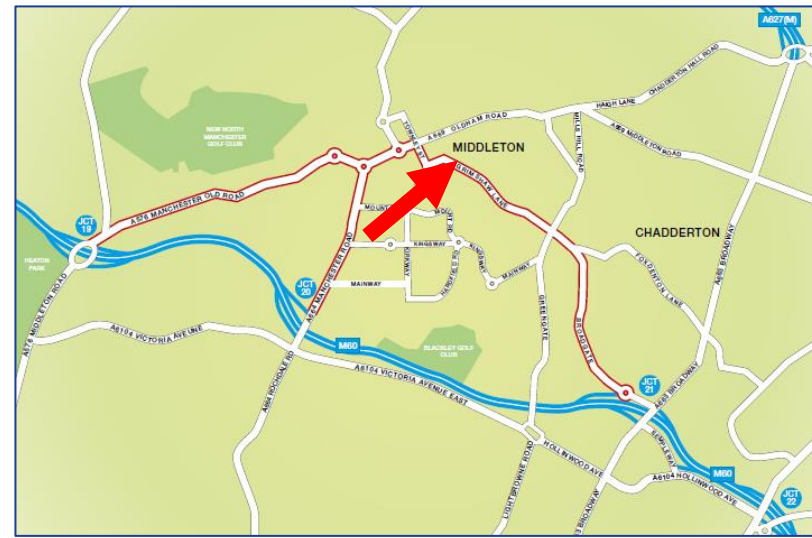
Upon application.

VAT

All prices are exclusive 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**

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