

**TO LET**

**6,609 SQ FT (614.2 SQ M)**

**dh** DAVIES  
HARRISON  
REAL ESTATE  
**0161 236 9999**  
[www.daviesharrison.com](http://www.daviesharrison.com)

- Prominent workshop facility
- Self-contained site
- Good sized yard and car parking
- Site area of 0.226 acres / 0.091 ha



**SANDY WORKS, SANDY LANE, DUKINFIELD, CHESHIRE, SK16 5NQ**  
**DETACHED WAREHOUSE / WORKSHOP WITH OFFICE ACCOMMODATION**

## LOCATION

The property is situated on Sandy Lane (B6431) at the junction with Park Road (B6445) in Dukinfield, Tameside.

Dukinfield Town Centre is located to the west of the site with Stalybridge to the east approximately 1.5 miles away.

The property offers good transport links with Junction 23 of the M60 Motorway being 3 miles to the west and Junction 3 of the M67 4 miles to the south.

## DESCRIPTION

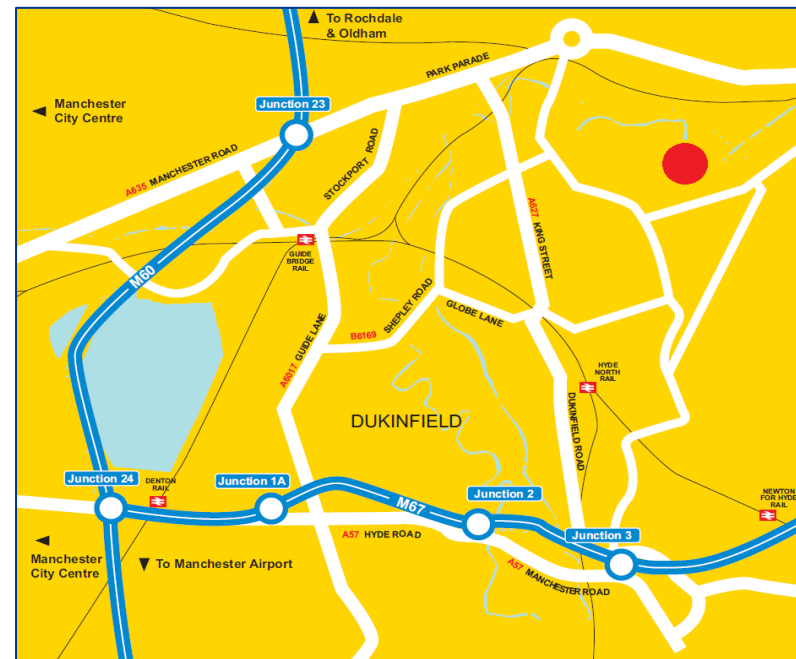
The property comprises a detached workshop / offices with yard situated on a secured site offering the following specification:

- Workshop / warehouse spaces
- Detached workshop
- Ground floor offices
- First floor shell office space
- Roller shutter door access to all workshop areas
- Good sized yard
- Prominent frontage
- Gas heating in the warehouse

## ACCOMMODATION

The property has the following Gross Internal Area:

	Sq ft	Sq m
Ground Floor Workshops	3,461	321.6
Ground Floor Office	558	51.9
First Floor Offices	638	59.3
First Floor Storage	1,585	147.3
Detached Workshop	367	34.1
<b>Total</b>	<b>6,069</b>	<b>614.2</b>
<b>Site Area</b>	<b>0.226 acres</b>	<b>0.091 ha</b>





## EPC

The property has an Energy Performance rating of D.

A copy of the 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. The services have not been tested.

## RATEABLE VALUE

The property is entered in the 2023 Rating List as “Workshop and Premises” with a Rateable Value of £8,900.

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

## PLANNING

We advise interested parties to make their own enquiries of Tameside Metropolitan Borough Council and satisfy themselves that their proposed use is acceptable.

## TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

## RENTAL

Upon application.

## VAT

All prices are quoted 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.

## ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.

## FURTHER INFORMATION AND VIEWINGS

For further information, or to arrange a viewing, please contact:



**MAX SEED**  
**07712 425189**  
**max@daviesharrison.com**

### IMPORTANT NOTICE

Davies Harrison for themselves and/or the Vendors or Lessors of this property whose agents they are, give notice that: (1) The particulars do not constitute any part of an offer or contract. (2) All statements contained in the particulars as to the property are made without responsibility on the parts of Davies Harrison or Vendors or Lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by investigation or otherwise as to the correctness to each of them. No person in the employment of Davies Harrison has any authority to make or give any representation or warranty whatever in relation to this property.

October 2024