

TO LET

20,856 SQ FT (1,937.60 SQ M) ON A SITE AREA OF CIRCA 0.82 ACRES

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

- Competitive rent available
- Roller shutter doors to the front and side
- Eaves height 4.16m
- 1 mile from M60 Motorway



NB. The site demise edged red is for indicative purposes only

**UNIT 8, ARROW TRADING ESTATE, CORPORATION ROAD,
AUDENSHAW, MANCHESTER, M34 5LR**
INDUSTRIAL / WAREHOUSE FACILITY WITH OFFICES

LOCATION

- Located on Corporation Road within the established Arrow Trading Estate
- Near local shops and amenities
- The Estate offers on-site conveniences such as a gymnasium and a family run café
- 6 miles from Manchester City Centre
- The Estate offers excellent transport links being located:
 - 1 minute walk from the nearest bus stop
 - 1 mile from Denton Train Station
 - 1 mile from Junction 24 of the M60 Motorway



J24
M60 Motorway
1 mile



Denton
Train Station
1 mile



Manchester
City Centre
6 miles

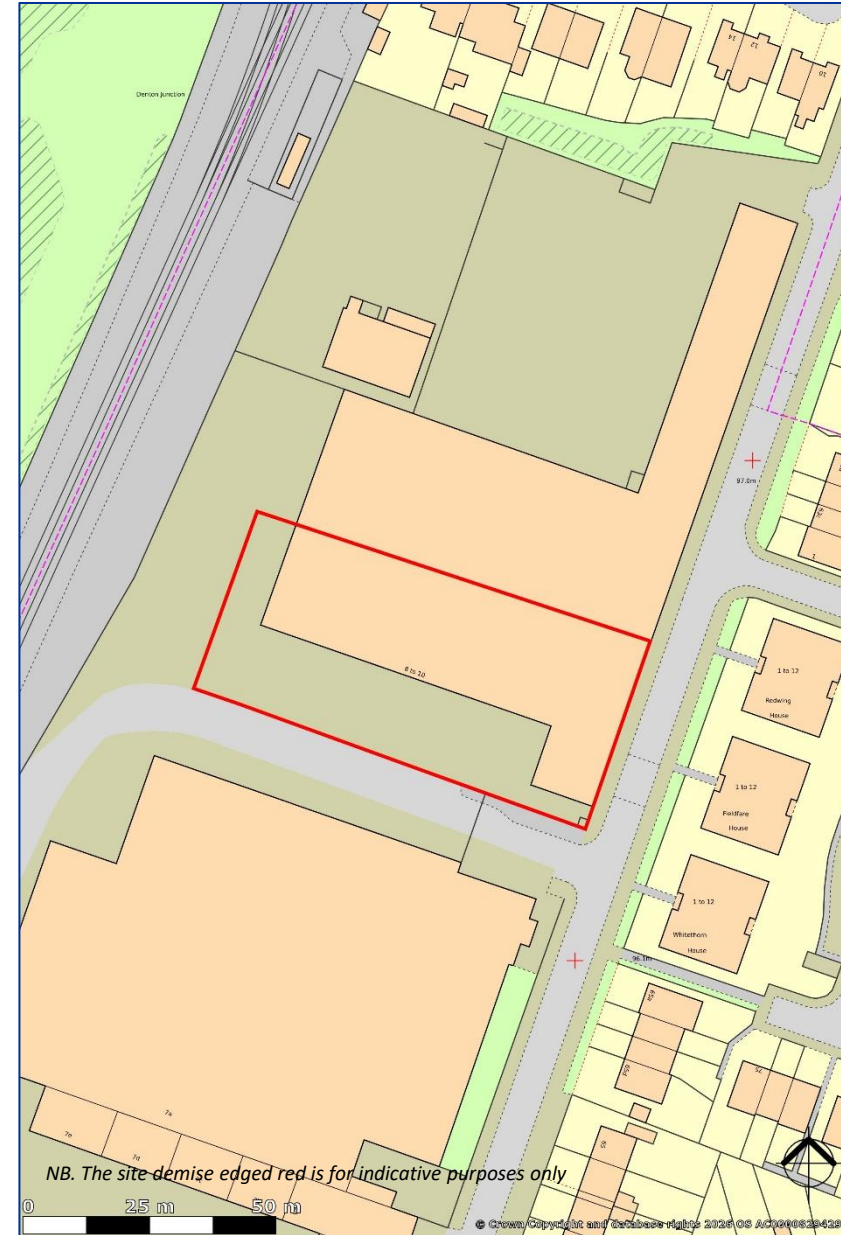


DESCRIPTION / ACCOMMODATION

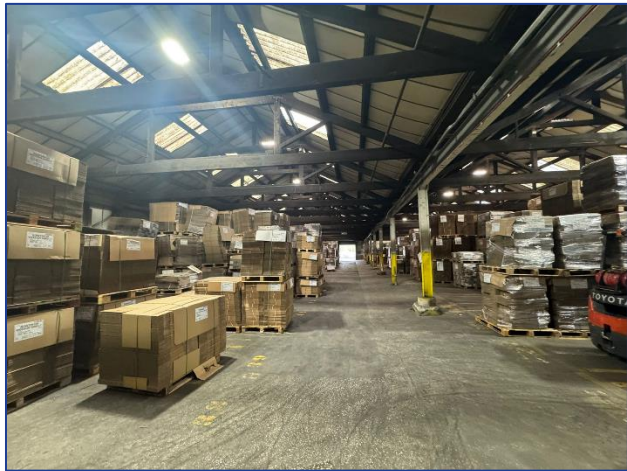
- Two warehouse bays and connected office building
- Trussed roof
- Asbestos roof incorporating rooflights
- Eaves height 4.16m
- Roller shutter doors to the side and rear
- Solid concrete floor
- Halogen and fluorescent tube lighting throughout
- Service yard to the rear
- Substantial car park / yard to the side

The property has the following Gross Internal Area (GIA):

	Sq ft	Sq m
Warehouse	18,754	1,742.29
Office / Amenities	2,102	195.31
Total	20,856	1,937.60
Site Area (circa)	0.82 acres	0.332 ha



GALLERY



FURTHER INFORMATION

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 to be re-assessed upon occupation.

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

EPC

The property as an Energy Performance Rating of 'D'. A copy of the certificate is available upon request.

PLANNING

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

Interested parties should make their own enquiries of the local Planning Department and satisfy themselves that their proposed use is acceptable.

TERMS

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

RENT

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 / VIEWINGS

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



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