

**TO LET**

**3,110 – 4,426 SQ FT (288.97 – 411.19 SQ M)**

- Excellent communication links
- Roller shutter doors to each unit
- 24-hour access
- Arranged around a central courtyard



**TOWNLEY PARK, HANSON STREET, MIDDLETON,  
MANCHESTER, M24 2UF**

**MODERN INDUSTRIAL UNITS – PRELIMINARY BROCHURE**

# LOCATION

Townley Park is located on the western side of Hanson Street, close to its junction with Oldham Road (A669).

The industrial estate offers excellent transport links being located 1.5 miles from Junction 20 of the M60 Motorway, 2.2 miles from Junction 19 of the M60 Motorway and 3.4 miles from the M60 / M62 / M66 interchange.

Oldham Town Centre is located 5 miles to the east with Manchester City Centre 7 miles to the south-west.

Occupiers within close proximity include Screwfix, Halfords, Toolstation and Top Worktops.

# DESCRIPTION

Townley Park comprises seven modern industrial units positioned around a central courtyard. Each units benefits from the following:

- Steel portal frame construction
- Brick built and profile metal clad elevations
- Electric steel roller shutter door
- Open plan accommodation
- Dedicated WC facilities
- Three phase power
- Ample estate parking
- Generous loading and circulation space within the central courtyard

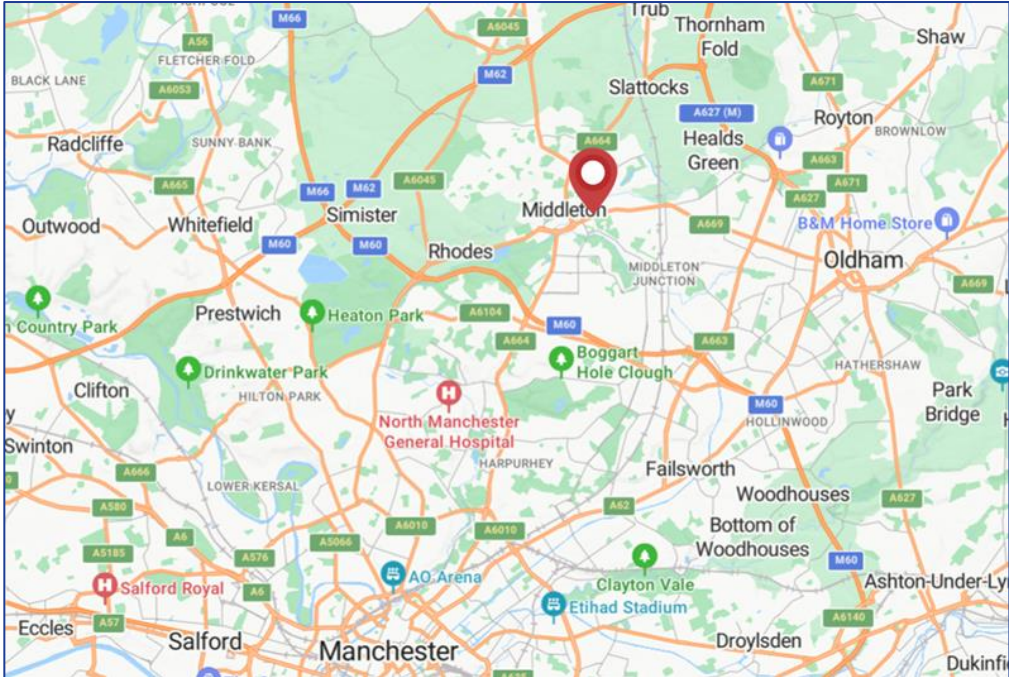
# AVAILABILITY

Current availability within the estate is as follows:

	Sq ft	Sq m
Unit 2C	4,426	411.19
Unit 3A	3,110	288.97
Unit 3B	3,978	369.90

# TERMS

Units are available by way of full repairing and insuring leases on terms to be agreed. Units are available individually or combined.



## SERVICES

We understand that mains services are available to each unit including three phase electricity, gas, mains water and drainage. The services have not been tested.

## EPC

Copies of certificates are available upon request.

## RATEABLE VALUE

Ingoing tenants will be responsible for the payment of business rates levied on the demise by the local Rating Authority.

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

## PLANNING

The units are located within an established industrial location, 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.

## 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:



**SAM PADDON**  
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