

TO LET / MAY SELL

4,477 SQ FT (416 SQ M)

- Excellent communication links
- 2 x roller shutter doors
- Secure yard
- Strategically located with excellent access to the M60 Motorway

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**UNIT A, JUBILEE PARK, HANSON CLOSE, MIDDLETON,
MANCHESTER, M24 2UH**

SELF-CONTAINED MODERN WAREHOUSE / INDUSTRIAL UNIT – PRELIMINARY BROCHURE

LOCATION

- Strategically accessible location in Middleton, providing convenient access to the M60 Orbital Motorway and the wider Greater Manchester motorway network. This connectivity makes the property particularly well suited to businesses requiring efficient regional and national distribution links, while also benefits from proximity to Manchester City Centre and surrounding commercial hubs.
- 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

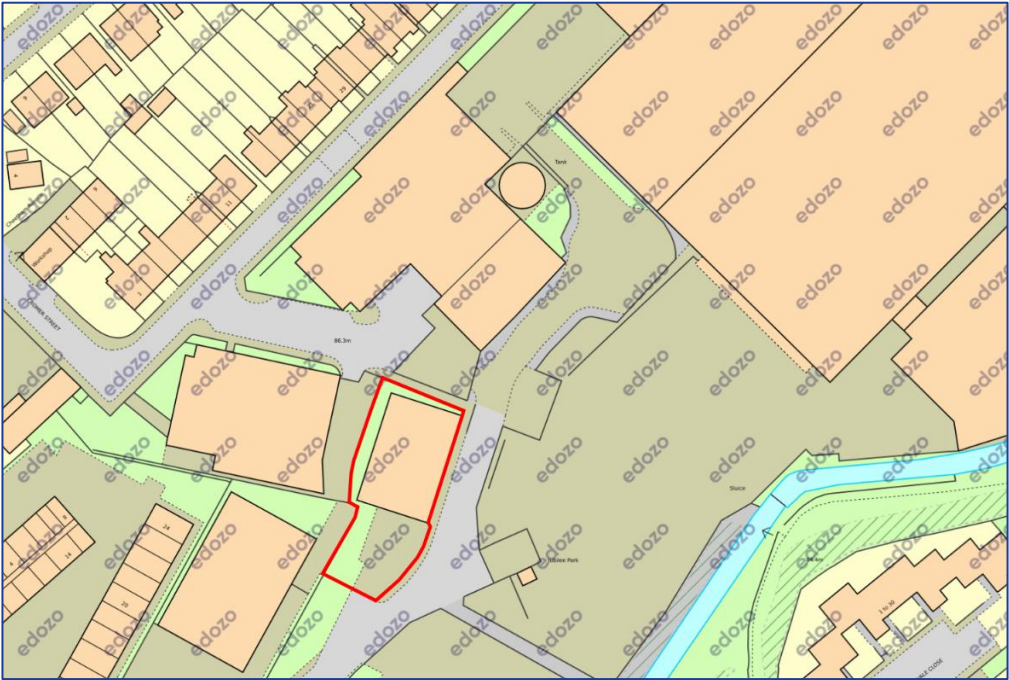
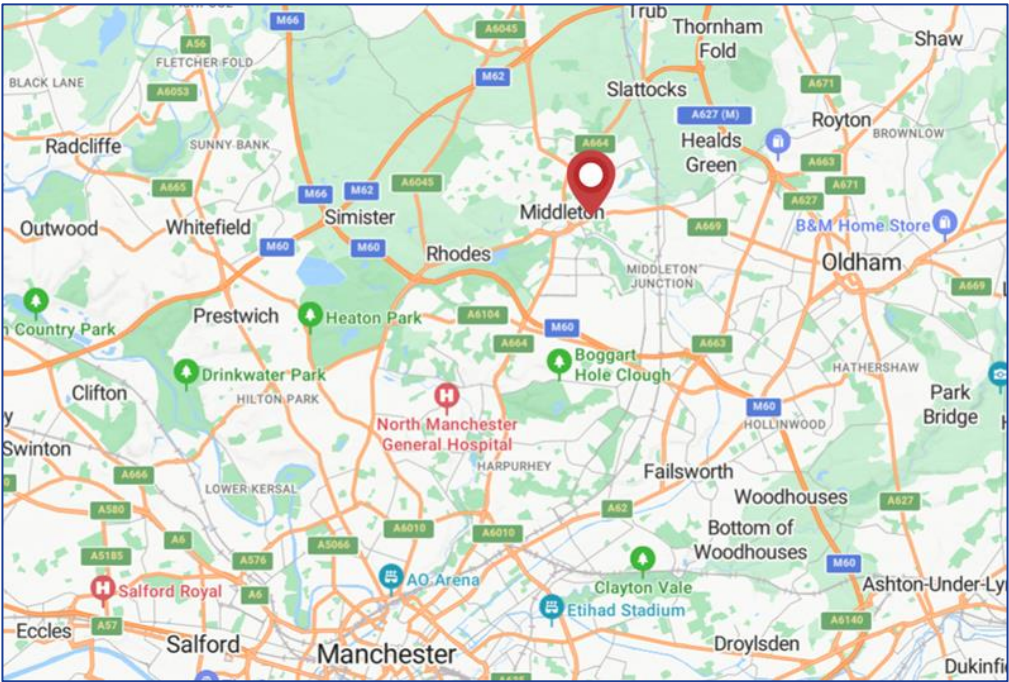
The unit comprises a modern industrial warehouse unit providing the following specification:

- Steel portal frame construction with profiled elevations
- Efficient, open warehouse accommodation suitable for a range of industrial, trade or distribution occupiers
- 2 x level access loading doors
- Good eaves height providing operational flexibility and effective storage capacity
- LED lighting
- Integral ancillary accommodation
- Onsite car parking within a secure yard

ACCOMMODATION

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

	Sq ft	Sq m
Ground floor warehouse	3,875	360
Ground floor ancillary	602	56
Total	4,477	416
Site Area	0.219 acres	0.089 ha



TERMS

The unit is available by way of a full repairing and insuring lease on terms to be agreed. Our client will also give consideration to a sale of the property.

SERVICES

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

EPC

The property has an Energy Performance rating of 'B'.

A copy of the certificate is 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.

The property is allocated on the 2026 Rating List as "Warehouse and Premises" with a Rateable Value of £31,000.

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

PLANNING

The unit is 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 / purchasers. Prospective tenants will need to provide proof of identity and residence. Prospective purchasers will need to provide proof of funds in addition to identify and residence.

IMPORTANT NOTICE

Davies Harrison and B8RE 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, B8RE 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 or B8RE has any authority to make or give any representation or warranty whatever in relation to this property. Location map provided via Bing Maps. September 2026



FURTHER INFORMATION / VIEWINGS

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



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