

Industrial

3B | Townley Park

Hanson Street, Middleton, Manchester, M24 2UF

3B | 4,036 sq ft

Modern unit situated in a popular industrial location

The unit is suitable for a variety of uses to include light industrial, manufacturing, retail warehouse/trade counter or, more simply, safe and secure storage space. The unit provides multiple office accommodation and benefits from electric roller shutter doors with separate pedestrian access. The unit is situated around a central yard with a spacious turning circle for vehicular access.

Lease Type

New



Unit Summary

- Car Parking
- WC Facilities
- Electric Roller Shutter Door
- Circulation Space
- High Level of Office Accommodation
- 24 Hour Access

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£22,601.60	£5.60
Rates	£8,483.00	£2.10
Maintenance Charge	£2,825.20	£0.70
Insurance	£290.23	£0.07
Total Cost	£34,200.03	£8.47

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

For more info please visit: unit.info/45873

0800 122 3690

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Location

The estate offers good transport links to the motorway and city centre



Road

Situated within close proximity to M60 and M62 motorways



Airport

Manchester 14.0m, Leeds Bradford 30.7m, Liverpool 30.9m



Rail

Mills Hill (Manchester) 0.8m, Moston 2.1m, Castleton (Manchester) 2.9m

Additional Information

Planning Class	B1
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information.
Viewings	All viewing requests can be made directly with Industrials by calling 0800 1 22 3330.
Legal Costs	Each party is responsible for their own legal costs. Our Smart Lease typically offers cost savings compared to Traditional Leases.
EPC	available on request

Key Contacts



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