

TO LET HYBRID INDUSTRIAL UNITS

2 Storey, 1,550 sq. ft.

A flexible workspace to suit your business needs

MANDALE PARK

M24

GREENSIDE WAY,
MIDDLETON, M24 1SW



Mandale
Group

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VIRTUAL TOUR

LOCATION:

Nestled within Middleton, Greater Manchester, Mandale Park M24 thrives in a vibrant industrial landscape. Its strategic position, merely 5 miles from Manchester City Centre, offers unparalleled accessibility.

Seamlessly connected via the M60 and M62, businesses enjoy effortless transportation, facilitating distribution networks and fostering growth within this dynamic economic hub.

DESCRIPTION:

We will be constructing 22 hybrid 2 storey industrial units.

Each 1,550sq. ft. unit comes complete with a WC, kitchenette, electric roller shutter, BT connection, 3-phase electricity and water, ensuring a hassle-free and efficient work environment from day one.

The ground floor warehouse is perfect for storage whilst the load bearing first floor can be customised into limitless configurations suitable for any business.

TERMS:

Available by way of a new full repairing and insuring lease with the enclosed cost shown incorporated.

SOLAR:

Every unit is fitted with its personal solar panel system, ensuring significant cost savings while granting you access to renewable energy right at your fingertips.

SERVICES:

The properties will have 3 phase electric, solar panel systems, water and BT. Each service is individually metered so you're in control of your own consumption.

VAT:

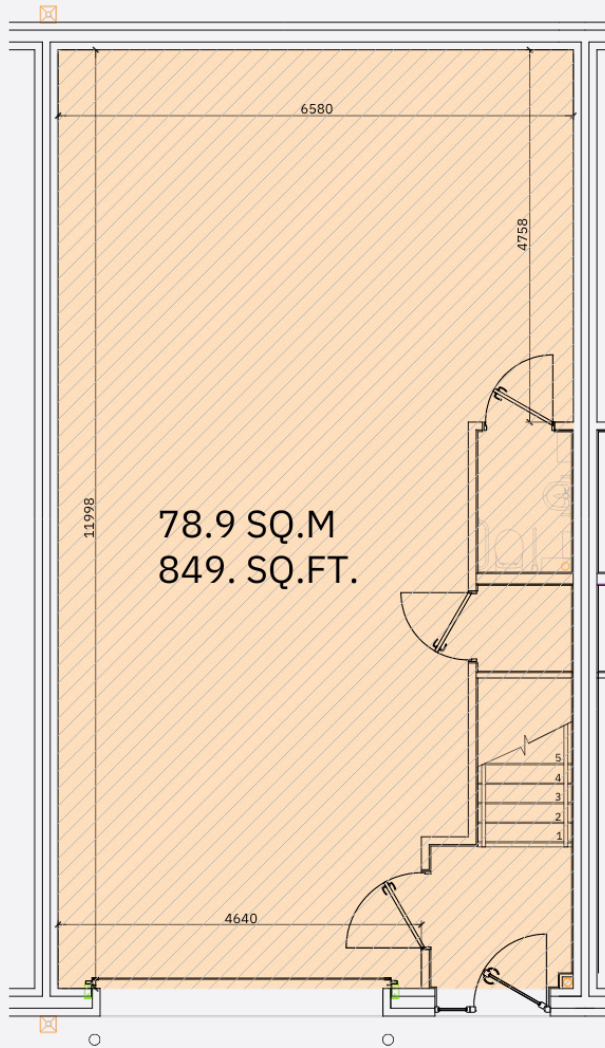
All figures quoted are exclusive of VAT which will be applied.

EPC:

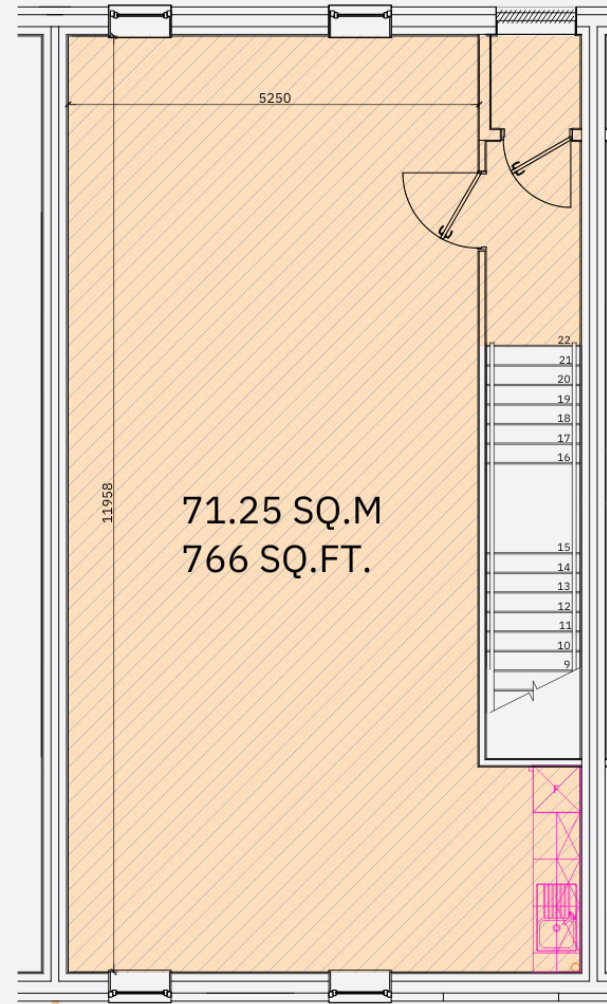
To be provided upon completion of each unit.

Type	UNIT SQ. FT.	FLOORS	ANNUAL RENT	SERVICE CHARGE	INSURANCE
Hybrid	1,550	2	£25,000 + VAT	£620 + VAT	£300 + VAT





TYPICAL PLAN - GROUND FLOOR



TYPICAL PLAN - FIRST FLOOR

TOTAL HATCHED AREA - 150.15 SQ.M. (1615 sqft)

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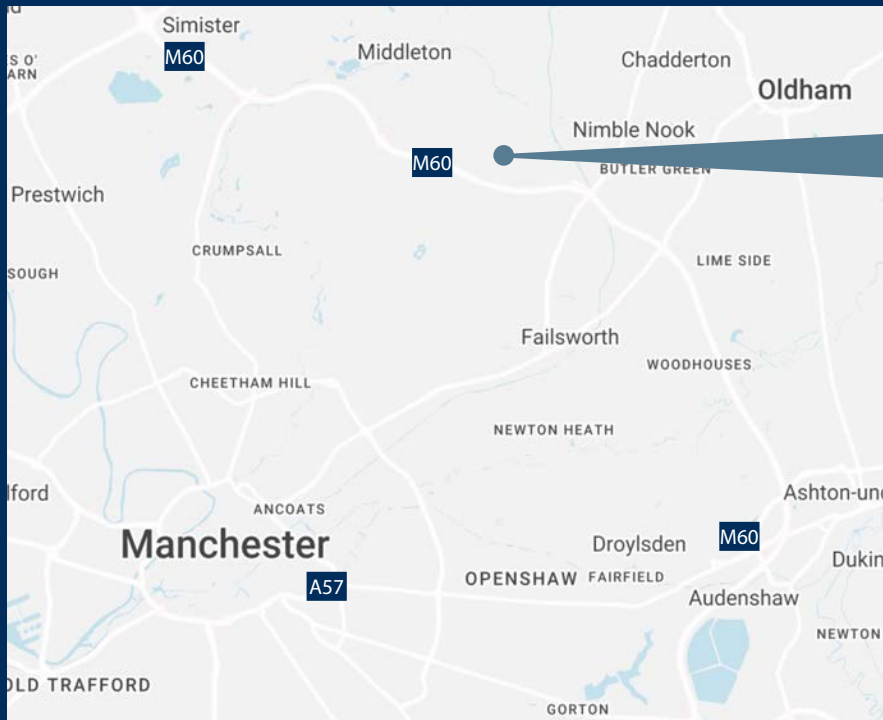
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CONTACT

For further information or to arrange a viewing please contact:

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