



## **TO LET** - NEW HYBRID OFFICE/INDUSTRIAL UNITS IN MIDDLETON

1,550sq. ft. • Solar Energy • Two Storey • Mandale Park M24

GREENSIDE WAY, MIDDLETON, MANCHESTER, M24 1ZE



## MANDALE PARK M24

### THE UNITS

This development comprises an estate of 22 two storey hybrid units.

Internally, the hybrid units are split over two levels; the ground floor features warehouse/storage accommodation over a concrete slab, accessed via a roller shutter to the front elevation. The upper floor provides a high specification multi-purpose accommodation alongside a kitchenette, ideal for an office but adaptable to suit any needs. The external envelope is of facing brickwork construction with a glazed entrance facade and the property is surmounted by a pitched, tiled roof.

The hybrids have been designed with occupier affordability in mind; solar panels, LED fittings and electric panel radiators throughout contribute to excellent EPC ratings and low running costs. The property also benefits from a ten year insurance-backed build warranty.

### 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.

### 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.

### THE DEVELOPMENT:

Beyond the generous specification of the units, our business parks take pride in providing top-notch amenities and facilities for its tenants. Expect features such as 24 hour security systems, ample free parking spaces and well-maintained common areas. The aim is to create an environment where businesses can focus on what they do best in a location they love.

### TERMS

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



MANDALE PARK

# M24

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VIEW OUR  
VIRTUAL TOUR

| UNIT NO | SIZE sq. ft. | FLOORS | RENT (PA)     | SERVICE CHARGE (PA)* | INSURANCE (PA) | AVAILABILITY |
|---------|--------------|--------|---------------|----------------------|----------------|--------------|
| 1       | 1,550        | 2      | £25,000 + VAT | £1,000 + VAT         | £350 + VAT     | AVAILABLE    |
| 2       | 1,550        | 2      | £25,000 + VAT | £1,000 + VAT         | £350 + VAT     | AVAILABLE    |
| 3       | 1,550        | 2      | £25,000 + VAT | £1,000 + VAT         | £350 + VAT     | AVAILABLE    |
| 4       | 1,550        | 2      | £25,000 + VAT | £1,000 + VAT         | £350 + VAT     | AVAILABLE    |
| 5       | 1,550        | 2      | £25,000 + VAT | £1,000 + VAT         | £350 + VAT     | AVAILABLE    |
| 6       | 1,550        | 2      | £25,000 + VAT | £1,000 + VAT         | £350 + VAT     | AVAILABLE    |
| 7       | 1,550        | 2      | £25,000 + VAT | £1,000 + VAT         | £350 + VAT     | AVAILABLE    |
| 8       | 1,550        | 2      | £25,000 + VAT | £1,000 + VAT         | £350 + VAT     | AVAILABLE    |
| 9       | 1,550        | 2      | £25,000 + VAT | £1,000 + VAT         | £350 + VAT     | AVAILABLE    |
| 10      | 1,550        | 2      | £25,000 + VAT | £1,000 + VAT         | £350 + VAT     | AVAILABLE    |
| 11      | 1,550        | 2      | £25,000 + VAT | £1,000 + VAT         | £350 + VAT     | AVAILABLE    |
| 12      | 1,550        | 2      | £25,000 + VAT | £1,000 + VAT         | £350 + VAT     | AVAILABLE    |
| 13      | 1,550        | 2      | £25,000 + VAT | £1,000 + VAT         | £350 + VAT     | AVAILABLE    |
| 14      | 1,550        | 2      | £25,000 + VAT | £1,000 + VAT         | £350 + VAT     | AVAILABLE    |
| 15      | 1,550        | 2      | £25,000 + VAT | £1,000 + VAT         | £350 + VAT     | AVAILABLE    |
| 16      | 1,550        | 2      | £25,000 + VAT | £1,000 + VAT         | £350 + VAT     | LET          |
| 17      | 1,550        | 2      | £25,000 + VAT | £1,000 + VAT         | £350 + VAT     | AVAILABLE    |
| 18      | 1,550        | 2      | £25,000 + VAT | £1,000 + VAT         | £350 + VAT     | LET          |
| 19      | 1,550        | 2      | £25,000 + VAT | £1,000 + VAT         | £350 + VAT     | AVAILABLE    |
| 20      | 1,550        | 2      | £25,000 + VAT | £1,000 + VAT         | £350 + VAT     | AVAILABLE    |
| 21      | 1,550        | 2      | £25,000 + VAT | £1,000 + VAT         | £350 + VAT     | AVAILABLE    |
| 22      | 1,550        | 2      | £25,000 + VAT | £1,000 + VAT         | £350 + VAT     | AVAILABLE    |

\*Please be advised that the service charge is an initial provision and may be subject to annual adjustment.



## STANDARD SPECIFICATION



Electrically operated roller shutter door  
(3m height)



BT connection



Ample free parking



Total GIA circa 1,550 sq. ft.



Kitchenette facilities



WC facilities



24/7 security systems in place



Water connection provided



3-phase electric provided



3.4m ground floor height (approx)  
2.5m first floor height (approx)



Fire alarm system

## EXTRAS (site specific)



Air conditioning



Solar panel energy



Electric car charging station



Double glazed front and rear entrance



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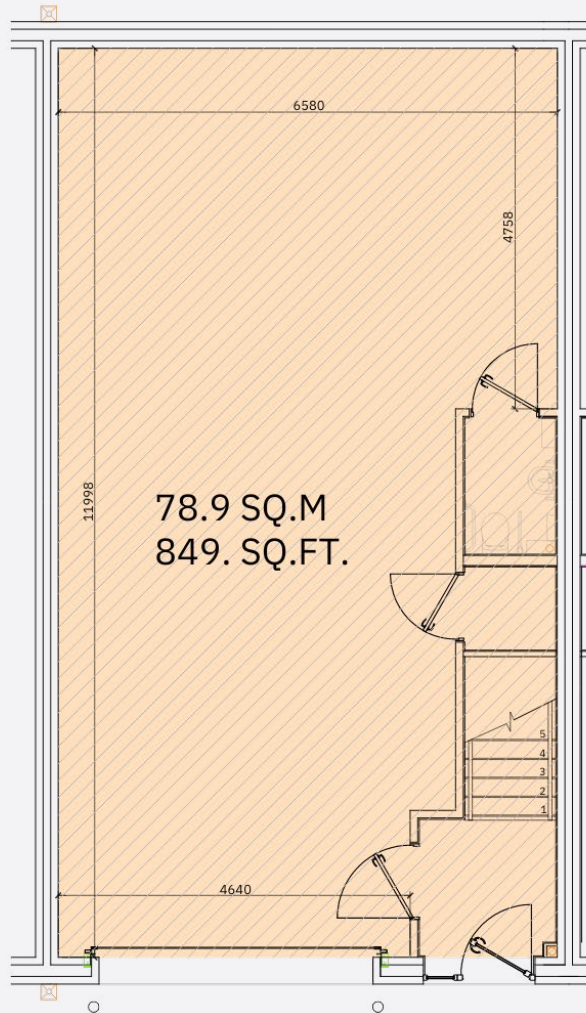
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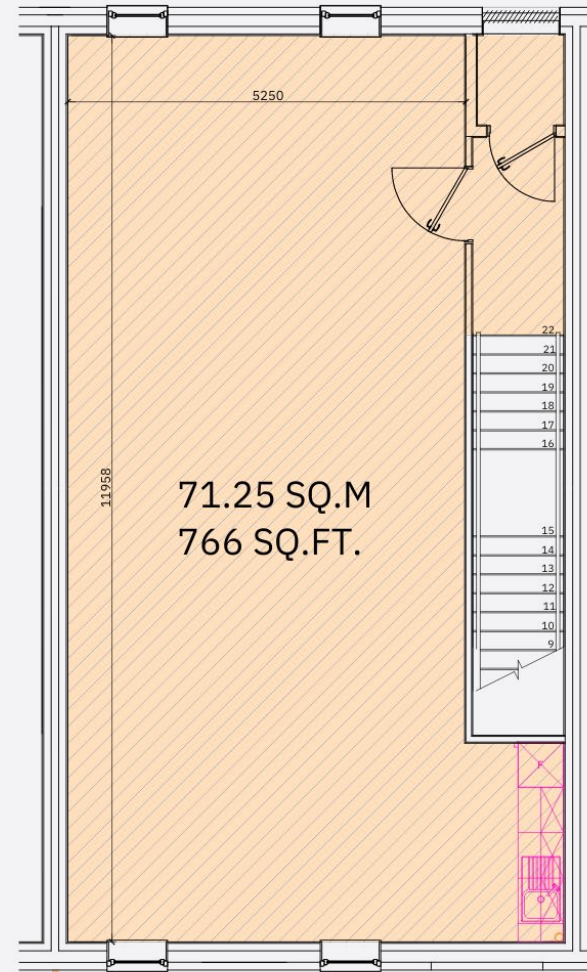
B Bin Store  
M Meter Room  
S Sub Station



## HYBRID UNIT LAYOUT



TYPICAL PLAN - GROUND FLOOR



TYPICAL PLAN - FIRST FLOOR

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

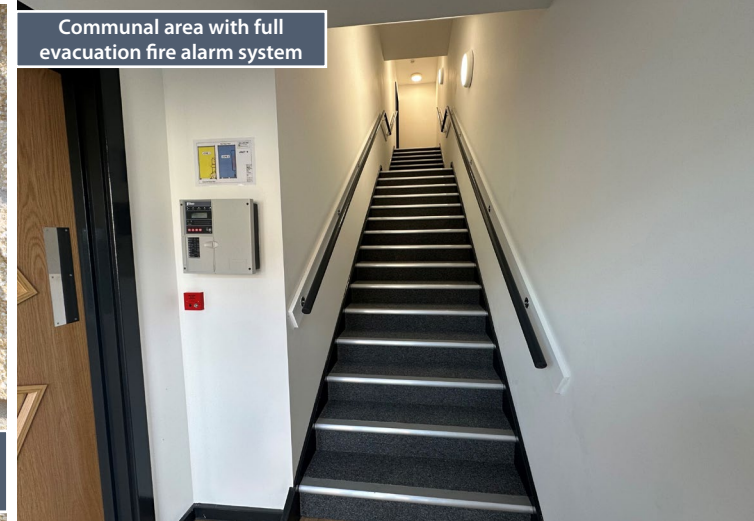




Complimentary signage



Electrically operated roller shutter door with a manual override & electric vehicle charging point



Communal area with full evacuation fire alarm system



WC



Modern kitchen



Plant room with 3-phase electric, DB board, water, solar control & BT fibre



Individual solar energy system for each unit









# Mandale Group

## CONTACT

For further information  
or to arrange a viewing  
please contact:

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 **bake.last.tapes**



TAKE A LOOK  
AT HOW TENANTS  
HAVE DESIGNED  
THEIR UNITS

Mandale Group advises all interested parties to independently verify property information and seek professional advice. No details provided should be relied upon as facts, and all measurements, photographs, and representations are approximate and non-binding.

