



TO LET



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

GREENSIDE WAY,
MIDDLETON,
MANCHESTER
M24 1ZE



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	LET
2	1,550	2	£25,000 + VAT	£1,000 + VAT	£350 + VAT	LET
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	LET
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	LET
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	LET
20	1,550	2	£25,000 + VAT	£1,000 + VAT	£350 + VAT	LET
21	1,550	2	£25,000 + VAT	£1,000 + VAT	£350 + VAT	LET
22	1,550	2	£25,000 + VAT	£1,000 + VAT	£350 + VAT	LET

*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



MANDALE PARK

M24

GREENSIDE WAY,
MIDDLETON,
MANCHESTER
M24 1ZE

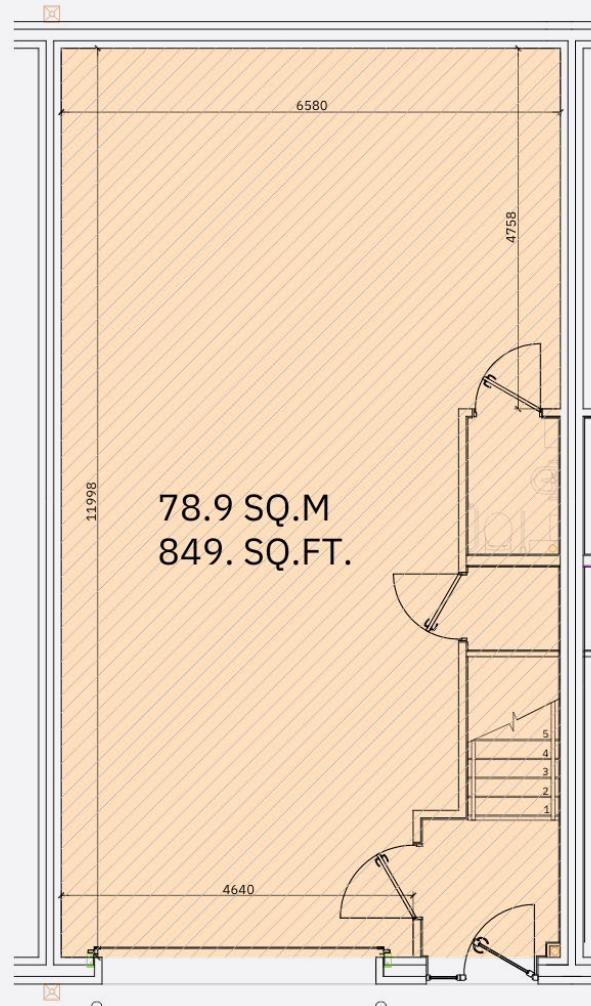


VIEW OUR
VIRTUAL TOUR

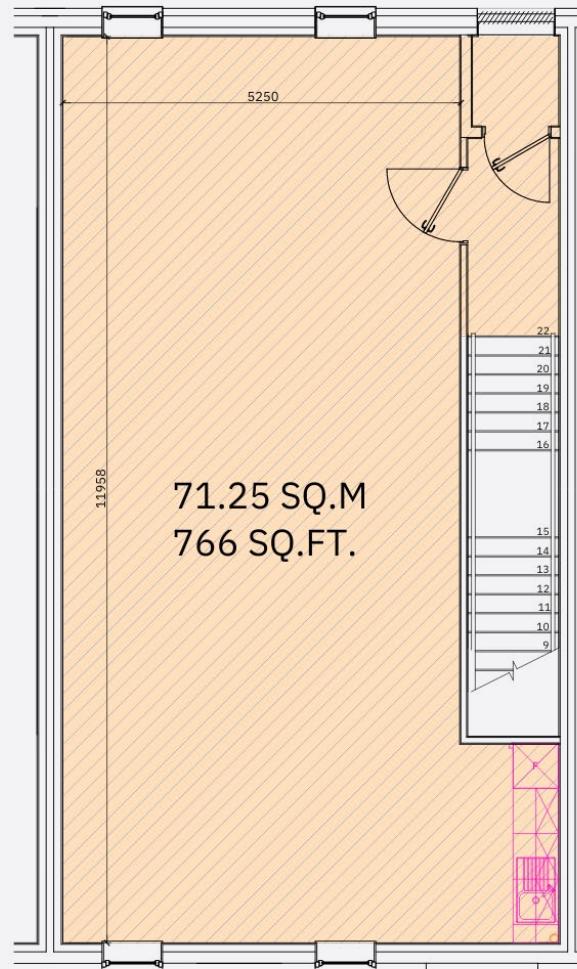
mandalegroup.com



HYBRID UNIT LAYOUT

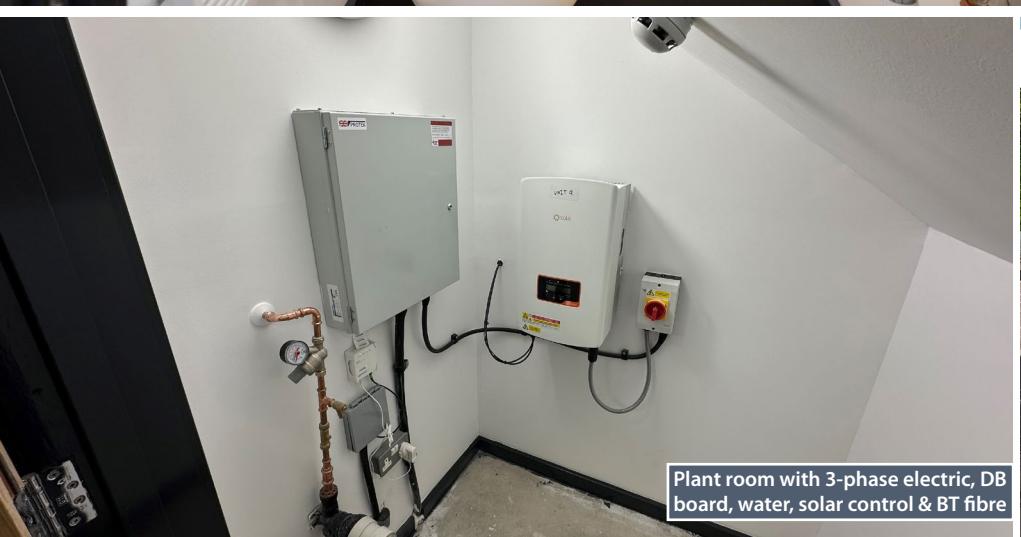
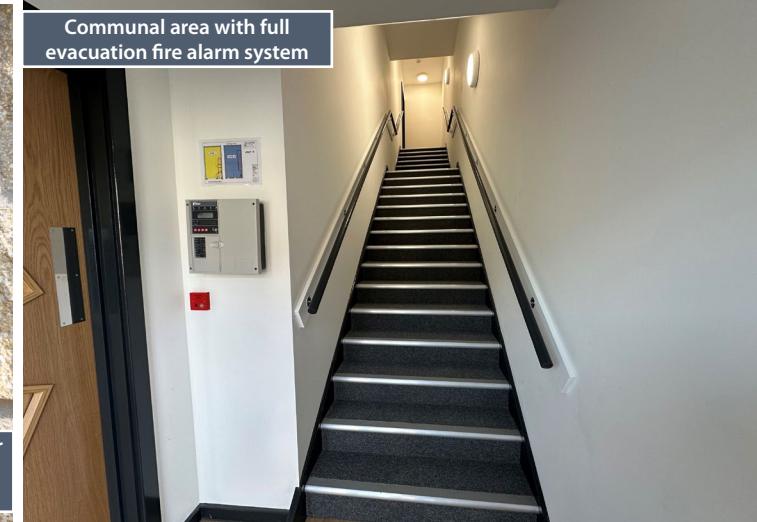


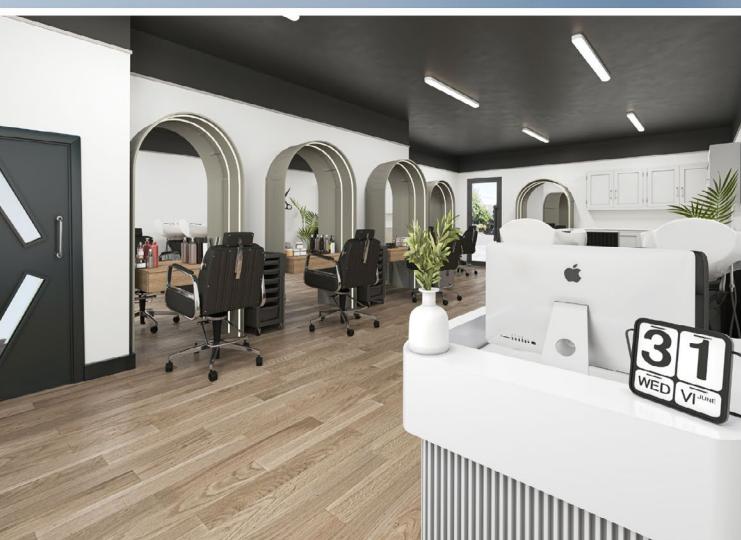
TYPICAL PLAN - GROUND FLOOR

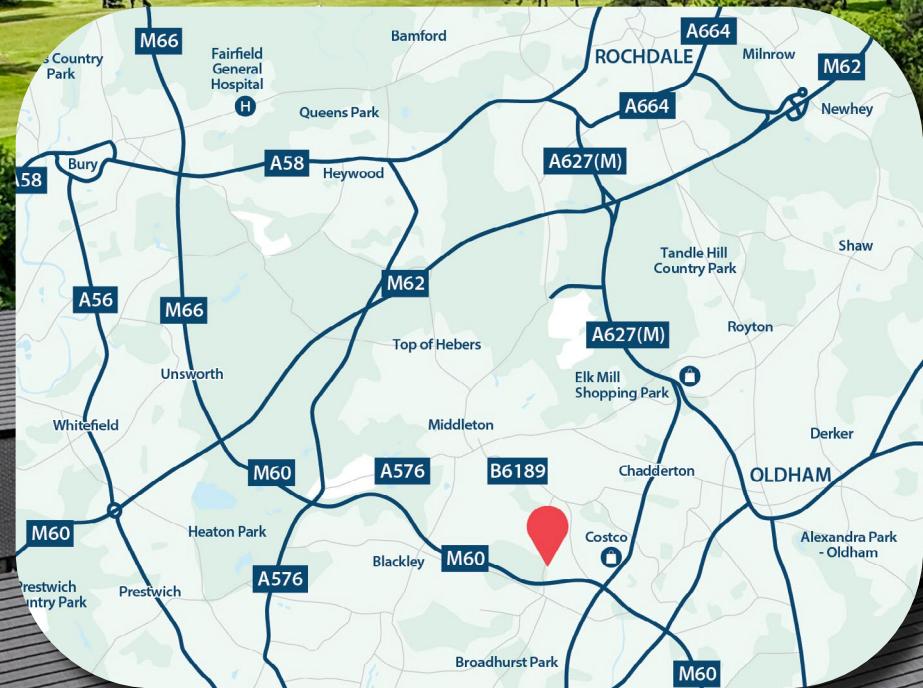


TYPICAL PLAN - FIRST FLOOR

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







CONTACT

For further information or to arrange a viewing please contact:

Joe Darragh
m. 07973 908 599
e. joe@mandale.com

Rob Harriman
m. 07739 326 759
e. rob@mandale.com

mandalegroup.com

**GREENSIDE WAY,
MIDDLETON,
MANCHESTER,
M24 1ZE**

 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.