

Unit 1, Satellite Park, Greengate, Chadderton, M24 1RU

B8

0161 375 6000
www.b8re.com

TO LET

17,896 SQ FT (1,662.59 SQ M)



DETACHED INDUSTRIAL/WAREHOUSE UNIT on 1.4 acres

LOCATION

The unit is in a prominent position fronting Greengate, further providing good access to both J20 and J21 of the M60 motorway.

The property is based on a busy estate, next to a DPD depot, which delivers good foot traffic to the property.



DESCRIPTION

The property comprises a standalone warehouse benefitting from the following specification:

- Two Electronic Roller Shutter Doors
- Large self-contained yard area
- Trade Counter and Mezzanine Above
- 6.9. Eaves
- Immediate Access to the M60 Motorway
- LED Warehouse Lighting
- Separate loading and parking area on the yard

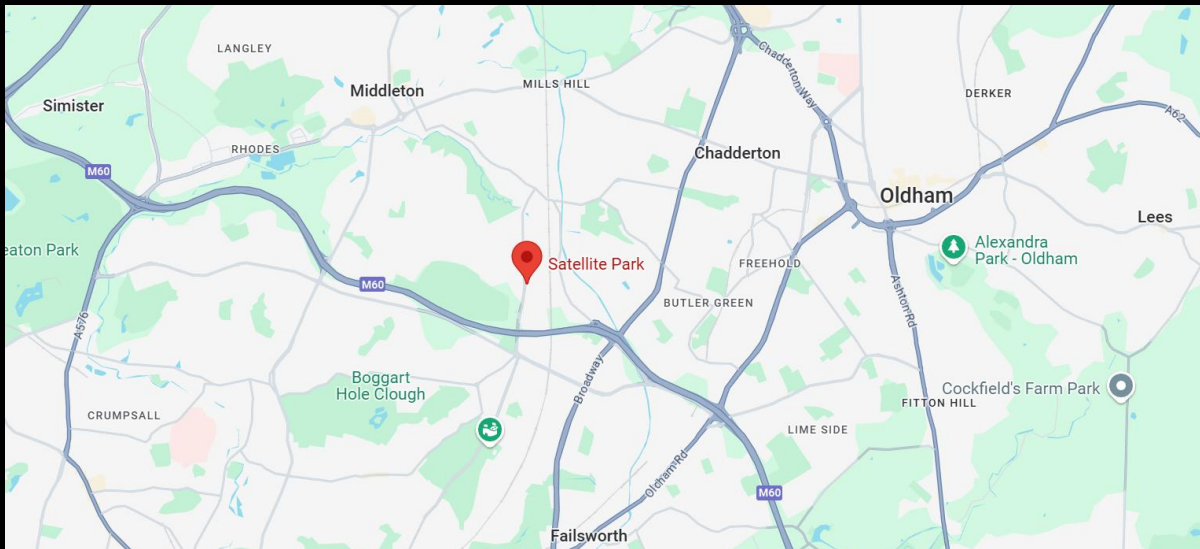
ACCOMMODATION

The units extends to 17,896 sq ft which includes warehouse, office, trade counter and WC/amenities.

There is also a mezzanine area above the trade counter of approx. 3,400 sq ft.



M24 1RU



PRICE

Available upon request

TENURE

Available to LET.

LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

CONTACT

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