



Unit 3 Greengate Point, Greenside Way, Middleton, M24 1SW

Brand New Industrial / Logistics Unit Available Q3 2026

Summary

Tenure	To Let
Available Size	54,340 sq ft / 5,048.35 sq m
Rent	Rent on application
Business Rates	N/A
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

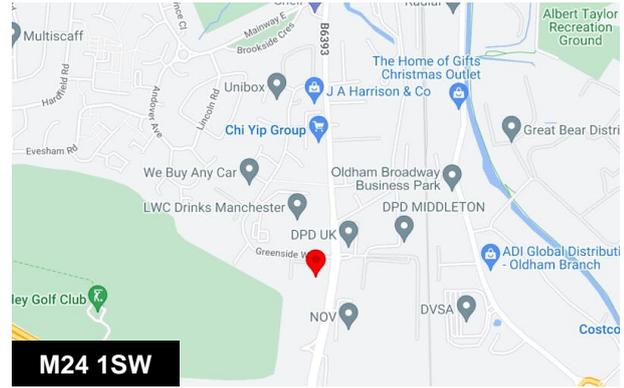
Key Points

- Detached unit
- 6 dock loading doors
- 5 trailer parking space
- 53 car parking spaces
- 12m eaves
- 2 drive in loading doors
- Separate yard and parking
- Close links to M60, M62, and Manchester City Centre

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Summary

Available Size	54,340 sq ft
Rent	Rent on application
Business Rates	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment



Location

The property is located within an established industrial area in North Manchester, occupying a prominent and highly visible position close to the junction of Greengate and Greenside Way. The site benefits from excellent accessibility to the regional and national motorway network, situated within 1.5 miles of Junctions 20 and 21 of the M60 motorway and within 2 miles of junction 20 of the M62 motorway, giving access to the rest of the national motorway network. Manchester City Centre is located approximately 5 miles to the south, offering access to a wide labour catchment and supporting amenities.

Description

The property comprises a brand new detached industrial / logistics unit which is currently under construction and will be available to occupy in Q3 2026. When complete the unit will provide modern industrial accommodation with a clear internal eaves height of 12 meters. Internally, the scheme will incorporate a two-storey office and amenity block. Loading will be provided via a combination of 6 dock level and 2 level access doors.

Externally, the property includes a secure reinforced concrete service yard designed to accommodate HGV movements, together with provision for both trailer and car parking. Additional specifications are available subject to agreement with the developer.



Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - Ground Floor	50,055	4,650.26
1st - First Floor	4,285	398.09
Total	54,340	5,048.35

Terms

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

Viewing & Further Information



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