

ONE STOP RESOURCE CENTRE

Units 2 & 3 Dane Road, Sale, M33 7BH

Lease Assignment

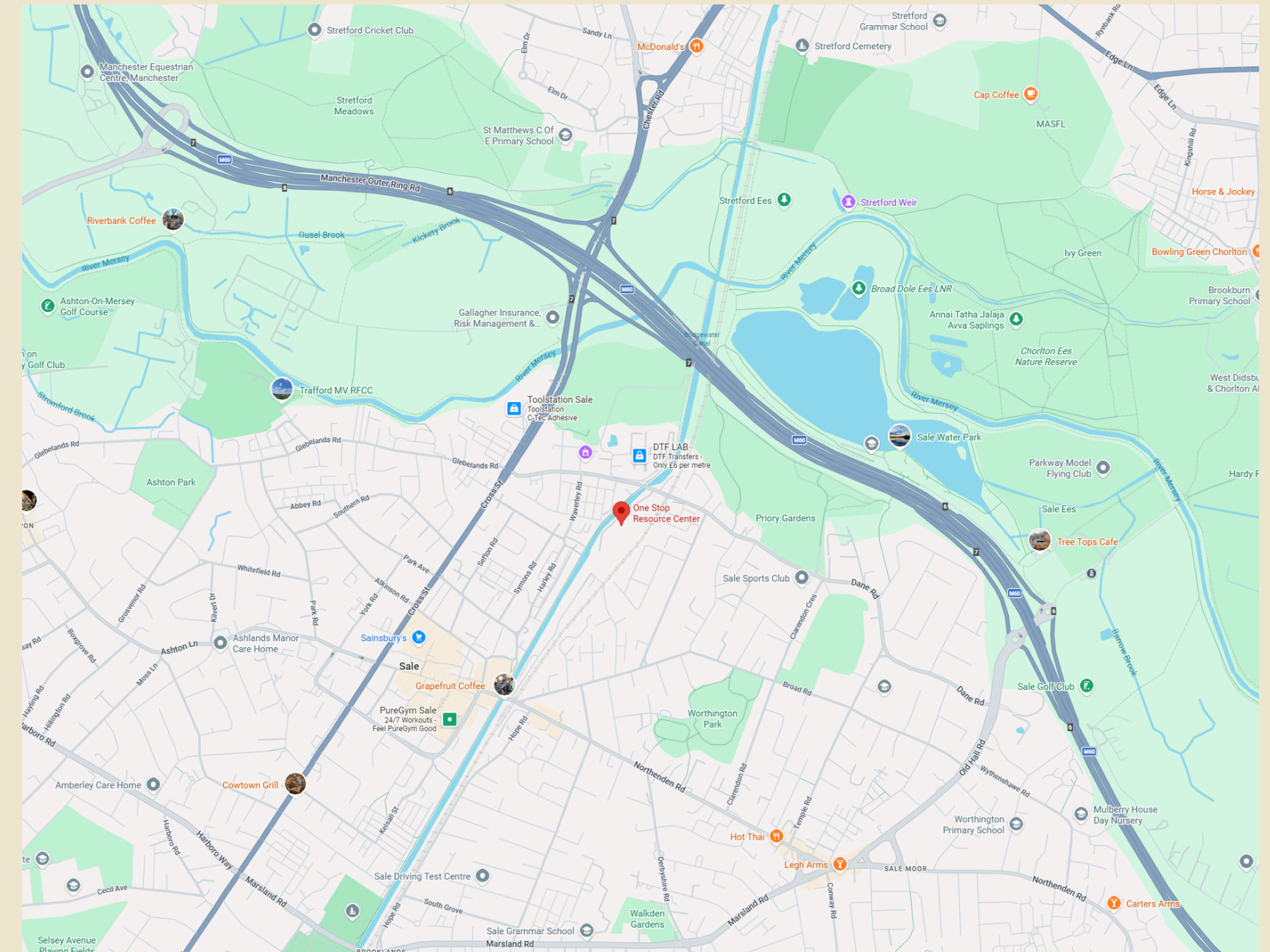
TO LET



YOUR PROPERTY PARTNER OF CHOICE

To Let Detached Self-Contained Industrial Unit with a Mezzanine available immediately

- Detached self-contained ground and first-floor accommodation
- Suitable for storage and office uses
- 6 demised car parking spaces incl. 1 disabled bay
- Strong connectivity via M60 and communal parking options nearby
- Located in a recognised industrial and logistics setting
- Established secondary accommodation
- Excellent city centre access
- bikes.went.wounds



TO LET
Use Class (B2/B8)



PROPERTY OVERVIEW

DESCRIPTION

Units 2 & 3 Dane Road are now available to let, offering a self-contained industrial unit within a well-established and fully occupied estate in Sale. The property provides a practical mix of warehouse, office and ancillary accommodation over ground floor and mezzanine levels, suitable for a range of industrial, storage or service-based uses.

The ground floor includes a reception area, private offices, WC facilities and access into the main warehouse which benefits from a delivery bay, good eaves height and electric roller shutter access. A mezzanine level provides additional storage along with office and staff facilities. The unit is well specified with LED lighting, three-phase power and gas central heating, and also benefits from allocated parking to the front.

LOCATION

The property is situated on Dane Road in Sale, a well-established commercial area approximately 5 miles south-west of Manchester city centre. The location benefits from excellent road connections, with the nearby A56 providing direct access into Manchester and linking to the M60 motorway and wider network.

Dane Road Metrolink station is within easy walking distance, offering regular services to Manchester and Altrincham. Sale itself is a popular and affluent suburb with a strong business base and the surrounding area comprises a mix of industrial and trade occupiers, making it a well-connected and accessible location for a range of businesses.

SUMMARY

Available Size	GIA of 931.73 sq. m. / 10,029.14 sq. ft.
Passing Rent	£79,000 per annum
Current Rateable Value (1 April 2026 - present)	£76,500
Service Charge	Estimated in the range of £6,864 per annum
Car Parking	Cark Parking Available
EPC Rating	D

ACCOMMODATION

The accommodation comprises the following areas

Name	GIA sq ft	GIA sq m	Availability
Ground Floor	8,171.49	759.15	Available
Mezzanine	1,857.65	172.58	Available
Total	10,029.14	931.73	





ONE STOP RESOURCE CENTRE

Viewing & Further Information



Daniel Clinch

07947 990224

daniel.clinch@alignpropertypartners.co.uk

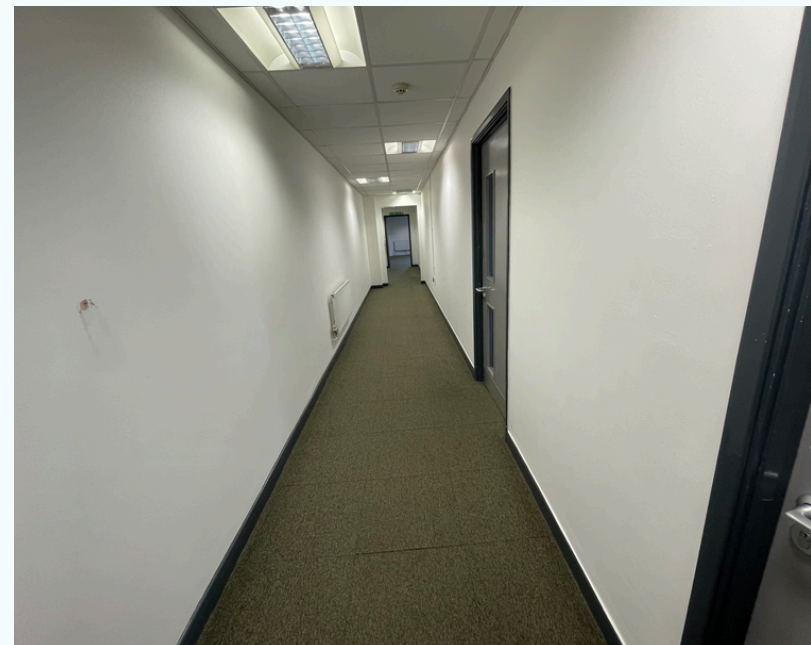


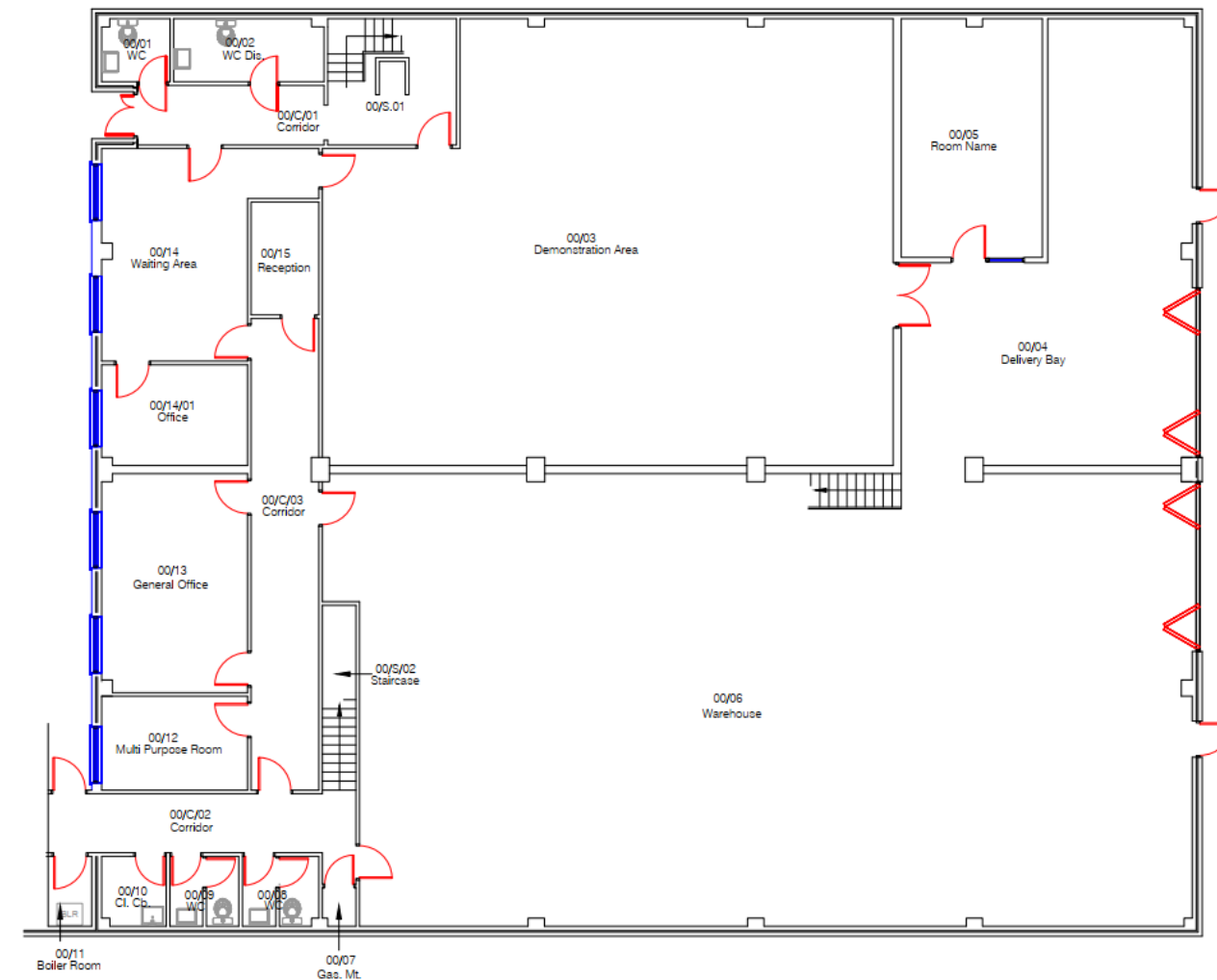
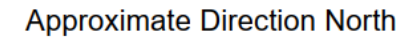
John Routledge

07964 670 579

john.routledge@alignpropertypartners.co.uk

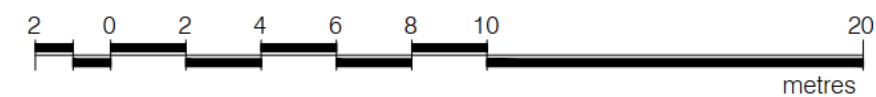
View Properties [Here](#)



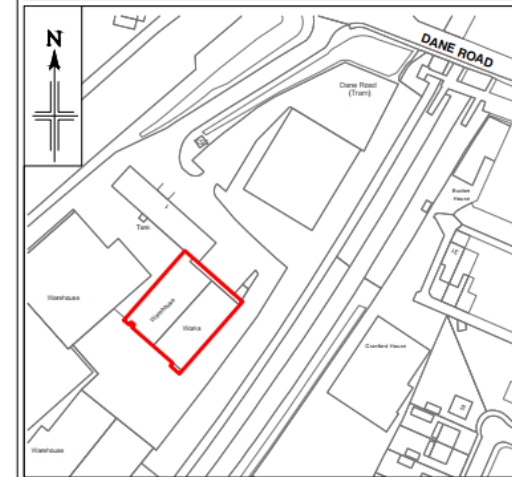


10006448
Ground Floor*
GEA 788.34 m²
GIA 759.15 m²
NIA 679.90 m²

*Whole floor areas, not the sum of parts listed above



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ALL MEASUREMENTS ARE TO BE VERIFIED ON SITE.



Scale 1:2500

Building Outline

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NOTES:

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Date	Comments	Rev.
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Property Services

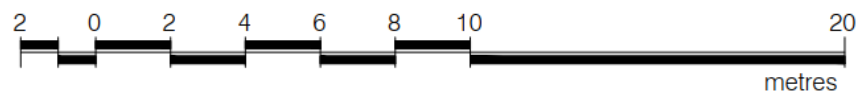
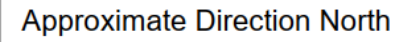
Site Address

ONE STOP RESOURCE CENTRE
DANE ROAD INDUSTRIAL ESTATE
SALE
M33 7BH

ID	Description	Status	Priority	Assignee	Due Date	Created At	Updated At
1	Task 1	In Progress	High	John Doe	2024-10-25	2024-10-20 10:30	2024-10-20 10:30
2	Task 2	Not Started	Medium	Jane Smith	2024-10-28	2024-10-20 11:00	2024-10-20 11:00
3	Task 3	Completed	Low	John Doe	2024-10-18	2024-10-18 09:00	2024-10-18 09:00
4	Task 4	In Progress	Medium	Jane Smith	2024-10-26	2024-10-20 12:00	2024-10-20 12:00
5	Task 5	Not Started	High	John Doe	2024-10-27	2024-10-20 13:00	2024-10-20 13:00

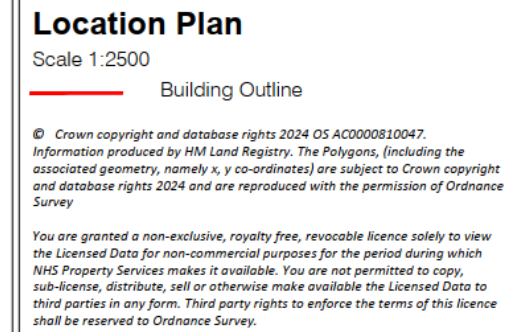
OCCUPANCY FLOOR PLAN

Horizon Ref:	10006448
Property Name:	ONE STOP RESOURCE CENTRE
Supplier:	GLEEDS
Floor/Level:	GROUND FLOOR
Scale:	1:200@A3
Date:	18/02/2025
Filename:	10006448_GL_CAD_GF_FP_R01



10006448
First Floor*
GEA 182.05 m²
GIA 172.58 m²
NIA 152.56 m²
*Whole floor areas, not the sum of parts listed above

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NHS
Property Services

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