



Unit 3 & 4, Rhodes Business Park

Manchester Old Road, Middleton, M24 4NE

Modern Industrial / Warehouse Unit with Offices and Self-Contained Yard

6,990 to 30,327 sq ft
(649.39 to 2,817.47 sq m)

- Under Refurbishment
- Good parking provision
- Large self-contained yard
- Prime industrial / warehouse location
- Close proximity to J19 of the M60
- 6m eaves height
- 2 level access doors
- 24/7 hours of operation

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Summary

| | |
|-----------------------|-----------------------|
| Available Size | 6,990 to 30,327 sq ft |
| Business Rates | N/A |
| EPC Rating | Upon enquiry |

Description

The units are constructed of steel portal frame with a mixture of brick and steel-clad elevations under metal / profile sheet metal roofing.

Unit 3 comprises open plan warehouse accommodation which is due to undergo an extensive refurbishment. The unit benefits from 6m eaves, two level access loading doors as well as office accommodation with kitchen and WC facilities. Externally, the property benefits from a large, self-contained, concreted yard as well as demised parking.

Unit 4 comprises modern office accommodation split across two floors. Internally, the offices are finished to a good condition with carpeted flooring throughout together with LED lighting, suspended ceilings, kitchenettes and WC's on each floor.

Externally, the unit benefits from a substantial parking accommodation with c. 50 demised parking spaces.

Rhodes Business Park benefits on site security as well as a secure, gated entrance with 24/7 access to all occupiers.

Location

Middleton is in Greater Manchester, 5 miles northeast of the city centre. Rhodes Business Park lies 1.7 km southwest of Middleton and is just 1 mile from J19 of the M60 via the A576.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|--------------|---------------|-----------------|--------------|
| Unit - 4 | 6,990 | 649.39 | Available |
| Unit - 3 | 23,337 | 2,168.08 | Available |
| Total | 30,327 | 2,817.47 | |



Viewing & Further Information

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