



Unit 4

17 Outram Road, Dukinfield, SK16 4XE

**Modern detached
warehouse unit with secure
yard**

4,248 sq ft
(394.65 sq m)

- Secure yard
- Gated estate
- 24 hour access
- 6M eaves
- Good transport links

Unit 4, 17 Outram Road, Dukinfield, SK16 4XE

Summary

Available Size	4,248 sq ft
Rent	Rent on application
Business Rates	N/A
EPC Rating	Upon enquiry

Description

The unit comprises a modern, detached warehouse of steel portal frame construction and benefitting from a electronic roller shutter door, warehouse lighting and a small office with kitchen and toilet facilities.

Externally, the property is fenced and secured to allow for parking provisions as well as external storage.

Location

The property is situated on Outram Road, on the west side of Dukinfield Road (A627), Dukinfield.

The property is well connected with access to Junction 23 of the M60 located 2 miles to the north providing access to the national motorway network. Junction 1A of the M67 motorway is located within approximately 2 miles.

Hyde North train station is located a short walk away from the property.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 4	4,248	394.65	Available
Total	4,248	394.65	



Viewing & Further Information

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