

# To Let

**The property comprises part of Nov's manufacturing unit situated on a fully concreted plot with drainage, rear parking and high power.**

- 500 KVa Power Supply
- Heavy Loading concrete floor
- 3 Electric Roller shutter Doors
- 2 x 2 Tonne Cranes
- 3 x 3 Tonne Cranes
- 2 x 5 Tonne Cranes
- 9m Eaves
- 25 Parking Spaces

## Nov

Greengate, Middleton, Manchester, M24 1SA

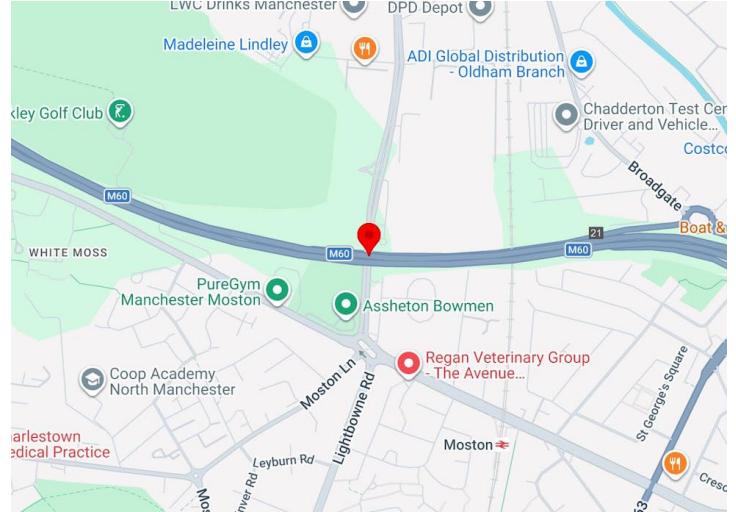
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**58,631 sq ft**

5,447 sq m

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Reference: #371764



**Summary**

Available Size	58,631 sq ft / 5,447 sq m
EPC	Upon enquiry

**Description**

This substantial warehouse/ manufacturing facility offers a rare opportunity to occupy a high-specification warehouse with extensive crane capacity and heavy-duty infrastructure in the established Greengate industrial area of Middleton, Manchester.

The property comprises a demised section of the Nov building situated on a fully concreted plot with comprehensive electrical and drainage infrastructure, designed to accommodate substantial operational requirements.

The facility delivers exceptional operational capability with impressive 9-metre eaves height (5.1 metres under crane hook) and industrial-grade infrastructure throughout. The warehouse benefits from substantial natural light through 10% roof lighting complemented by modern LED lighting installation, creating an efficient working environment.

Heavy-duty concrete flooring that provides robust operational foundations, while the integrated office space, toilet facilities, and 25 on-site parking spaces offer complete operational convenience.

An outstanding feature of this facility is its comprehensive crane coverage, including two 2-tonne cranes, three 3-tonne cranes, and two 5-tonne cranes, providing exceptional material handling capability across the warehouse floor.

Substantial power supply understood to be up to 500 KVA supports intensive operational requirements and the space provides three electric roller shutter doors to facilitate efficient logistics operations.

The rear yard to the property is concreted with full drainage infrastructure, secured by gates and palisade fencing with on-site security provision, offering secure external storage and operational space.

**Location**

The subject property fronts Greengate (B6393) which is situated approximately 3 miles south west of Oldham Town Centre and 7 miles north east of Manchester City Centre. Junction 21 of the M60 Motorway is within 0.3 miles of the premises and Junction 20 of the M62 is within 6 miles, providing excellent access to the motorway network.

**Accommodation**

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	58,631	5,447	Available
<b>Total</b>	<b>58,631</b>	<b>5,447</b>	

**Megan Kavanagh**

07927 674 573

Megan.Kavanagh@jll.com

