

Sixteen.

Industrial / Warehouse
TO LET / FOR SALE



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

Industrial / Manufacturing Unit

Summary

Tenure	To Let / For Sale
Available Size	53,569 sq ft / 4,976.72 sq m
Rent	£5.95 per sq ft
Price	Offers in excess of £4,821,210.00
Rates Payable	£91,136 per sq ft
Rateable Value	£178,000
EPC Rating	B (48)

Key Points

- 2.78 acre site
- 5.86m - 10.4m eaves height
- Loading on two elevations
- Yard depth of 18m - 30m
- 35 parking spaces
- LED lighting
- Fully fenced and gated site
- Close to both M62 and M60

Chat to the team at Sixteen about this exciting opportunity | Call **+44 (0)161 461 1616** today

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Rateable Value	£178,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (48)

Location

The unit is situated at the junction of Greenside Way and Greengate (B6393), the main arterial route through the popular Middleton industrial area. The unit is within 1.5 miles of J21 and 2 miles of J20 of the M60 and within 3 miles of the A627(M) which provides direct access to J20 of the M62. Manchester City centre is located approximately 6 miles to the south-west of the property.

Description

The property comprises a detached unit which is made up of three interjoining buildings of steel portal frame construction. The warehouse is accessed via drive in doors on two elevations, internally the property benefits from LED lighting throughout the warehouse and an eaves height of 5.86m - 10.4m.

Along the front elevation there is two storey office which are a mixture of cellular and open plan in layout and also an additional single storey block which incorporates WC's, locker rooms and a canteen area.

Externally there is yard area to the rear and side elevations which has a depth of 18m - 30m and a separate car park to the front of the unit which has 35 parking spaces. The site is fully fenced and gated.

Accommodation

The accommodation comprises the following areas:

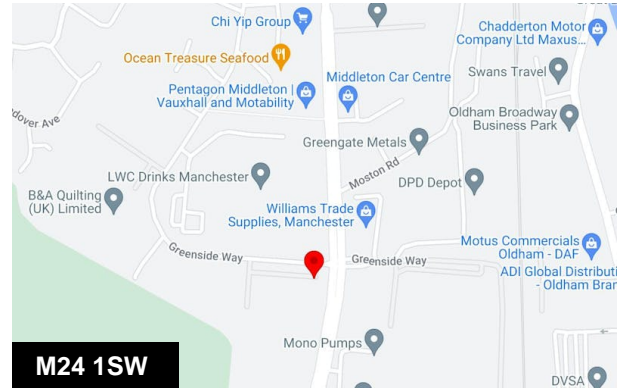
Name	sq ft	sq m
Ground - Warehouse	47,523	4,415.03
Ground - Offices	3,397	315.59
1st - Offices	2,649	246.10
Total	53,569	4,976.72

Terms

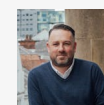
The unit is available to let on a new full repairing and insuring lease on terms to be agreed or to purchase at an agreed price.

Anti-Money Laundering

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the proposed tenant / purchaser, once a let / sale has been agreed and prior to instructing solicitors.



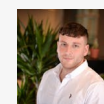
Viewing & Further Information



Andy Backhouse

07548 596 271

andy@sixteenrealestate.com



Cameron Forsyth

07563 249 911

cameron@sixteenrealestate.com

Rob Taylor (Cushman & Wakefield)

07825 193 365

rob.p.taylor@cushwake.com

Jack Sullivan (Cushman & Wakefield)

07824 442173

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

Misrepresentation Act: Sixteen Real Estate for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Sixteen Real Estate has any authority to make any representation of warranty whatsoever in relation to this property. Generated on 11/05/2024