



Vithal House, Parkway, Denton, Manchester, M34 3SG

Modern Detached Warehouse / Distribution Unit

Summary

Tenure	To Let
Available Size	61,164 sq ft / 5,682.32 sq m
Rent	£8.95 per sq ft
Business Rates	N/A
EPC Rating	Upon enquiry

Key Points

- Detached unit
- Fully racked with 3,400 pallet spaces
- 2 dock loading doors
- 3.23 acres site area
- 9.78m eaves height
- Within 0.5 of Junction 24 M60
- 2 drive in loading doors
- 35m depth yard

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Summary

Available Size	61,164 sq ft
Rent	£8.95 per sq ft
Business Rates	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The property is situated on the south side of Parkway, Denton, within 0.5 miles of both Junction 24 of the M60 and Junction 1 of the M67, with Manchester City Centre which is approximately 6 miles to the west.

Description

The property comprises a modern detached warehouse / distribution unit of steel portal frame construction with profile metal clad elevations under a dual pitched profile metal clad roof incorporating 10% roof lights. The unit benefits from an eaves height of 9.78m (8.4m to the haunch) and is accessed via two full height electrically operated drive-in roller shutter doors and two electrically operated dock level loading doors.

The warehouse benefits from lighting, heating and sprinklers and is fully racked with 3,400 pallet spaces.

Along the front elevation of the unit is two storey office accommodation which is a combination of open plan and cellular in layout.

Externally to the rear of the property there is a large service yard which has an approx depth of 35m. To the front of the property is a car park for 32 cars with an additional car park to the side of the property which has 29 spaces. The site is fully secured with fences and a gated access.

Accommodation

The accommodation comprises the following areas:

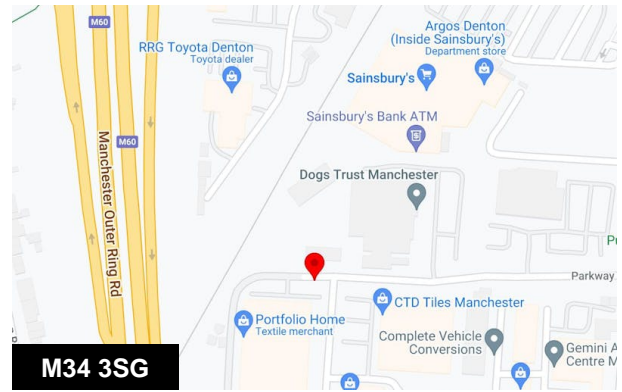
Name	sq ft	sq m
Ground - Warehouse	47,439	4,407.23
Ground - Offices (inc stores)	6,961	646.70
1st - Offices (inc mezzanine storage area)	6,764	628.40
Total	61,164	5,682.33

Terms

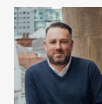
The property is available to rent by way of a new FRI lease on terms to be agreed.

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.



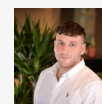
Viewing & Further Information



Andy Backhouse

07548 596 271

andy@sixteenrealestate.com



Cameron Forsyth

0161 461 1616 | 07563 249 911

cameron@sixteenrealestate.com

Steve Capper (CBRE Industrial)

0161 455 7666 | 07825 862 770

steve.capper@cbre.com

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.

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