Space Industrial

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Unit 3A

Manchester, Middleton - Townley
Townley Park
Hanson Street
Manchester M24 2UF

3,978 sq ft (370 sq m)
Industrial / Warehouse unit

Leasehold

Industrial | Warehouse Unit





Currently undergoing refurbishment to deliver a well-specified industrial unit, Unit 3A will offer EPC B accommodation with LED lighting, a roller shutter door, a demised yard and allocated parking. It provides a versatile and practical operating base suited to light industrial, trade or distribution occupiers. Townley Park benefits from excellent connectivity to the M60 and M62, placing the unit at the heart of one of the UK's most accessible distribution markets.

Level access loading door

LED lighting

4.5m eaves height

Occupational costs

	Per annum (£)	Rent (£ per sq ft)
Rent*	£45,747	£11.50 psf
Service Charge	£3,421	£0.86 psf
Total cost	£49,168	£12.36 psf

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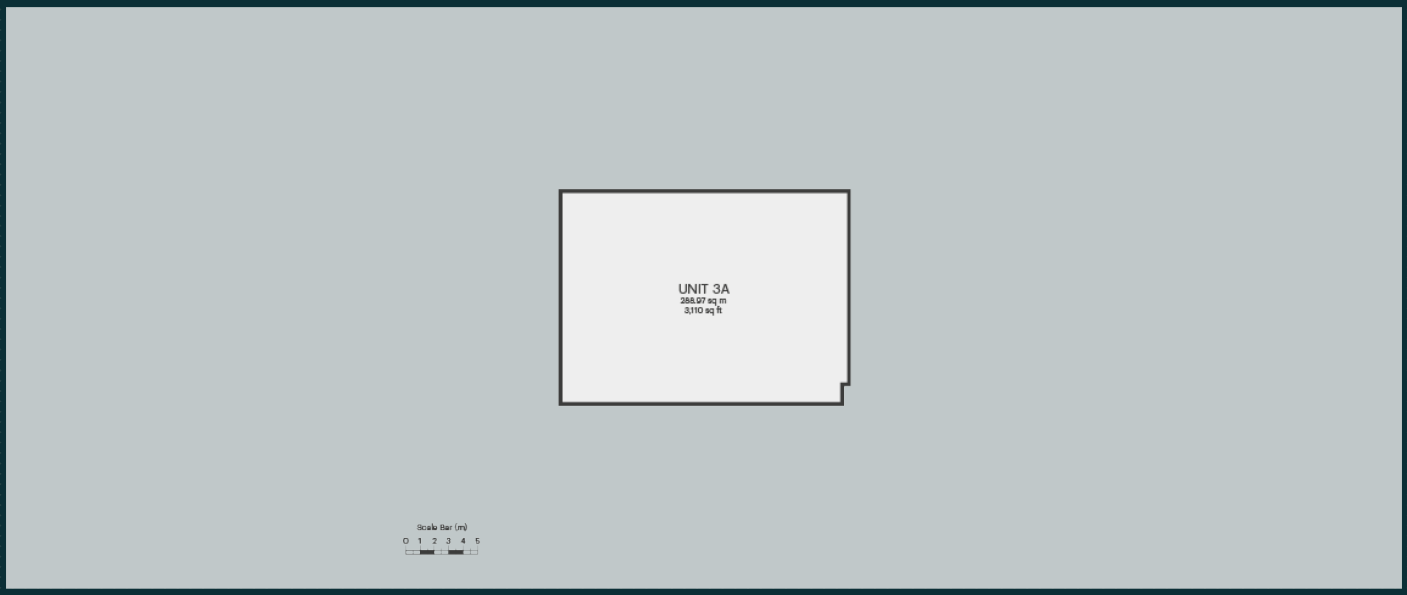



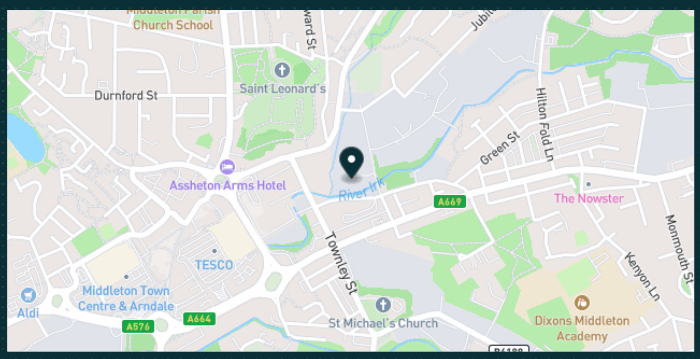

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