Unit 3

Rule Business Park, Grimshaw Lane, Middleton, M24 2AE

BC REAL ESTATE

TO LET

10,950 SQ FT
(1,017.29 SQ M)

£85,000 PER ANNUM

Prominent high bay warehouse with a large secure yard

- site area 0.58 acres
- c6metres to haunch
- Access via a roller shutter door

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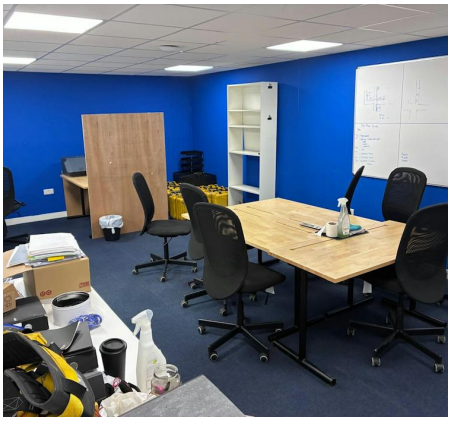

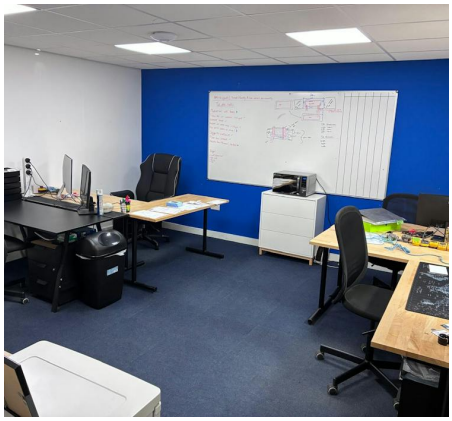

Summary

Available Size	10,950 sq ft / 1,017.29 sq m
Rent	£85,000 per annum
EPC	Upon enquiry

Description

Comprising an industrial/warehouse facility of steel frame construction incorporating pitched roof, brick clad walls and concrete floor.
The eaves height to the underside of the haunch is circa 6m.
Access is via roller shutter door.
The site is secured by powder coated metal fencing and has a large concrete yard area of 0.307 acres.

Location

The property sits fronting Grimshaw Lane (B6189) and its junction with Saxon Street, Middleton. It is within close proximity of Oldham Road (A669), Manchester New Road (A664) which in turn links to Junction 20 of the M60 Motorway.
Grimshaw Lane links via Foxdenton Lane to Oldham Broadway (A663) which in turn leads directly to the A627(M) and Manchester City Centre which lies approximately 8 miles south.
The estate and immediate vicinity is popular with Trade Counter operators, industrial occupiers and other commercial uses.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	10,950	1,017.29	Available
Total	**10,950**	**1,017.29**	

Viewings & Further information

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