wtgunson

commercial property consultants

FOR SALE



WAREHOUSE UNIT - 6,043 SQFT
PLUS YARD OF 0.23 ACRES

4 Gorton Crescent
Denton
Manchester
M34 3RB

- Close proximity to junction 24 of M60 motorway
- Well established industrial location
- Freehold property
- Eaves of c 5.1m

0161 833 9797 www.wtgunson.co.uk

Suite 3.2, 3rd Floor
55 King Street, Manchester M2 4LQ
Email: agency@wtgunson.co.uk

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LOCATION

The property is located on the south side of Gorton Crescent, just off Oldham Street in Denton, Manchester. Junction 24 of the M60 motorway is less than 1 mile north west. Manchester City Centre is approx 6 miles to the west.

DESCRIPTION

The property comprises a detached warehouse premises with single storey offices to the front. The warehouse is of concrete frame construction, with brick elevations beneath a pitched asbestos sheet covered roof. It has an eaves height of c 5.1m and 5.8m to the apex. There is a roller shutter loading access door to the rear (3.64m wide x 3.90m high). There are two mezzanine floor storage areas to the rear of the unit. The offices to the front are of brick construction beneath a flat roof. There are several office rooms, kitchen and WC facilities. Externally there is a yard to the rear of c 0.23acres.

ACCOMMODATION

As measured on a gross internal basis the areas are as follows:

Warehouse	4,463sqft
Offices	1,580sqft
Total	**6,043sqft**
(Plus mezz storage	672sqft)

PRICE

Offers in the region of £695,000.

TENURE

The property is held freehold under title no MAN209129.

BUSINESS RATES

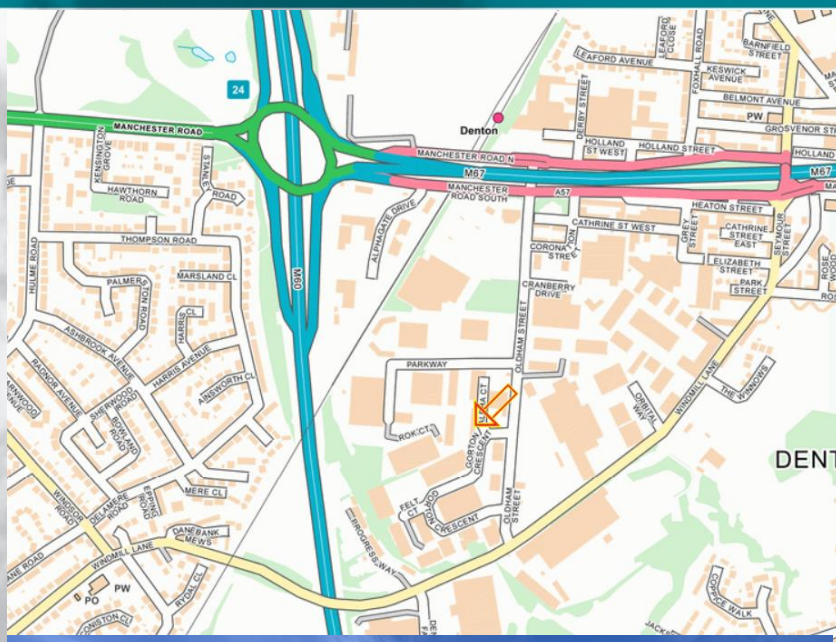
TBC

EPC

A copy of the EPC is available on request.

VAT

All figures quoted are exclusive of but may be liable to VAT.





ENQUIRIES/VIEWING

By appointment with the sole agents:

W T Gunson for the attention of:
Neale Sayle
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Josh Hill
(Josh.hill@wtgunson.co.uk)

Lewis Grainger
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Tel: 0161 833 9797

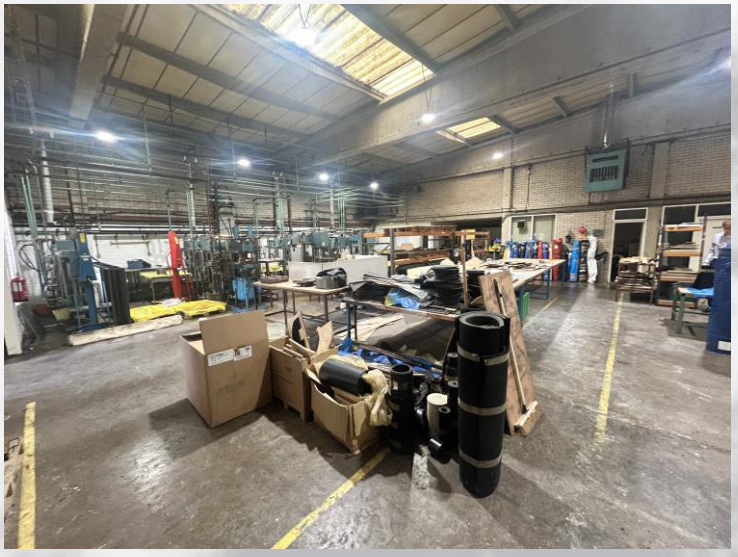
Date of Preparation: August 2026

RICS

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