



Industrial

UNIT 2C | TOWNLEY PARK

Hanson Street, Middleton, Manchester, M24 2UF

UNIT 2C | 4,413 SQ FT

Industrial Unit with office

Townley Park is a well-established industrial estate comprising seven modern units arranged around a central courtyard, offering excellent accessibility and a professional business environment.

Unit 2C provides 4,413 sq ft of high-quality industrial accommodation, featuring:

Electric steel roller shutter door for secure and efficient access

Dedicated WC facilities

Generous loading and circulation space within the central courtyard

Strategically located among a diverse mix of industrial occupiers and close to a range of retail amenities, this unit is well-suited for businesses seeking a functional and well-connected base.

Lease Type

New



Unit Summary

- 3 Phase Power
- Premier Industrial Location
- 24 Hour Access
- Common Yard Area
- Car Parking
- WC Facilities

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£41,300.00	£9.36
Rates	£10,750.00	£2.44
Maintenance Charge	£6,600.00	£1.50
Insurance	£882.60	£0.20
Total Cost	£59,532.60	£13.49

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

For more info please visit: unit.info/UIP0101734

+44(0) 808 169 7554

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Location

Townley Park Industrial Estate is located on the western side of Hanson Street close to its junction with Oldham Road (A669) and within 2.5 miles (4km) of Junctions 19 and 20 of the M60 motorway.



Road
A664: 1 mile



Airport
Manchester: 20 miles



Rail
Mills Hill Railway: <1 mile

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (46)

Key Contact



Gabriel Walker
Customer Engagement Manager

"Gabriel is a Customer Engagement Manager based in the North."



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