

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 wellconnected base.

Lease Type

New



Unit Summary

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

Cocupational 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 |

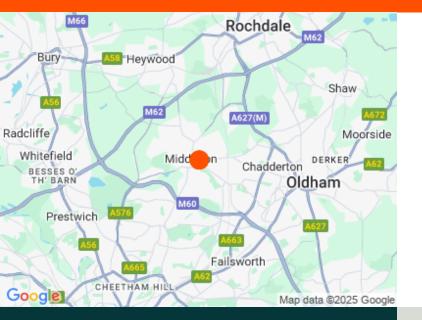
Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.ukl. Units with a Rateable Value of less than £15.000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please

see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog



UNIT 2C | TOWNLEY PARK

Hanson Street Middleton Manchester M24 2H



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) | |



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