

LONG LEASEHOLD FOR SALE - DISTRIBUTION / INDUSTRIAL UNIT

ON THE INSTRUCTIONS OF THE ADMINISTRATORS  Begbies Traynor Group

GRIMSHAW LANE

Middleton, Manchester M24 2AA



Boundaries shown are for indicative purposes only

Key Highlights

- 14,683 sq ft (1,364 sq m)
- On a site of 2.126 acres (0.860 hectares)
- 1.2 miles from junction 21 of the M60
- Eaves height ranging from 2.98 – 4.79m
- 15 level / dock access roller shutter doors
- Extensive HGV / yard area
- 2 storey offices
- 46 Car parking spaces

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Location

The property is located on Grimshaw Lane, off Greengate Lane (B6393), Middleton.

Junction 21 of the M60 Motorway lies 1.2 miles to the south of the property connecting to the wider motorway network with easy access to the M62, M66 motorways.

Oldham town center is within 3.3 miles and Manchester City Centre only 7 miles distant, and offers excellent public transport links.

Description

The site offers a detached industrial unit with integral 2 storey offices extending to 14,683 sq ft (1,354 sq m) and occupies a site area of 2.126 acres (0.860 hectares) providing a site coverage of 14.32%.

The unit offers the following specification:

- Portal steel frame spanning 2 bays
- Eaves height ranging from 2.98 – 4.79m
- 8 level access roller shutter doors to North East elevation
- 15% translucent roof lights
- 7 roller shutter doors to South West elevation
- 2 Storey offices
- Gas fired heating to offices
- 46 Car parking spaces
- Yard provision for HGV's
- Additional maintenance garage

Accommodation

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and offers the following:

Unit	sq ft	sq m
Offices	2,486	264.40
Warehouse	10,471	972.76
Maintenance Garage	1,366	126.94
Total	14,683	1,364.10

Terms

The property is held on a term of 99 years from 1st March 1982. The ground rent payable is £43,875pa, with the next rent review in 2032.

The lease contains an option to renew for a further 26 years.

VAT

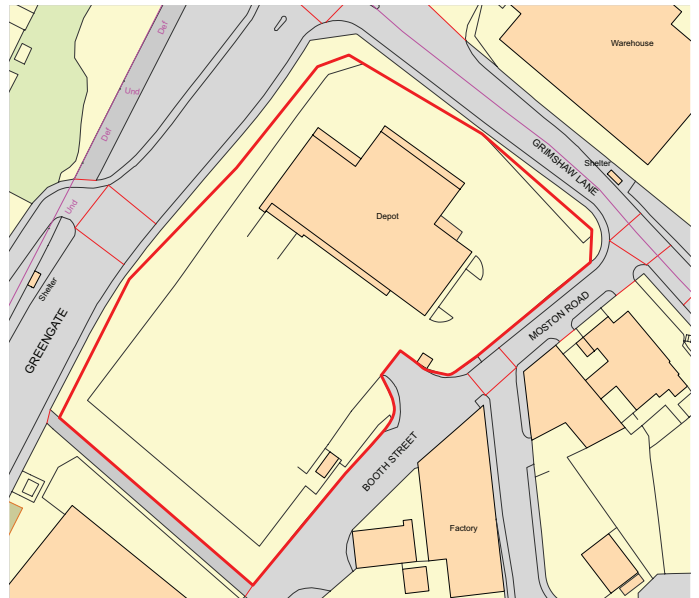
We understand that VAT will not be applicable to the sale. The Purchaser to make their own enquiries to confirm the VAT status.

EPC

A full EPC report will be available upon request.

SERVICES

All mains services are connected.



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Further Information

For further information or to arrange a viewing please contact the sole agent Savills.

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