

GRIMSHAWLANE

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MIDDLETON | MANCHESTER | M24 2AE



**750 KVA
POWER SUPPLY**

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FULLY REFURBISHED MANUFACTURING / WAREHOUSE PREMISES (36,855 SQ.FT. / 3,423 SQ.M.)

-  Secure compound
-  Low site coverage (30%) on a total site area of 2.3 acres
-  750 kVA power supply (up to 2MW available)
-  Eaves height 7.7m to 8.6m








FOR SALE/TO LET

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	Area (m2)	Area (Sq Ft)
Ground & First Floor		
Warehouse Areas	2850 m2	30,677 sq ft
Ground and First Floor		
Office Areas	574 m2	6,178 sq ft
Total	3423 m2	36,855 sq ft

-  Maximum Eaves Heights of 8.6m and 7.7m
-  750 KVA power supply (Up to 2MVA available)
-  5 brand new level loading doors (heights between 3m - 5m)
-  Two storey, fully refurbished HQ offices
-  Office spec. includes A/C, LED lighting, fitted kitchen, WCs and GF shower room
-  Secure site
-  1 acre unsurfaced site (to be fenced?)

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NEXT

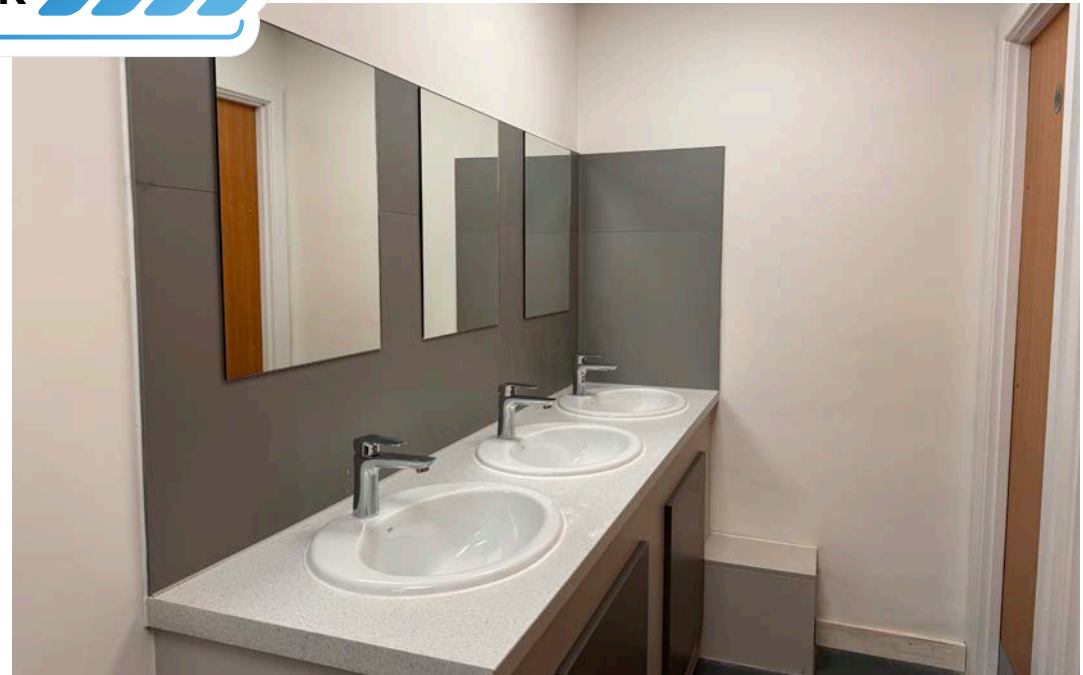
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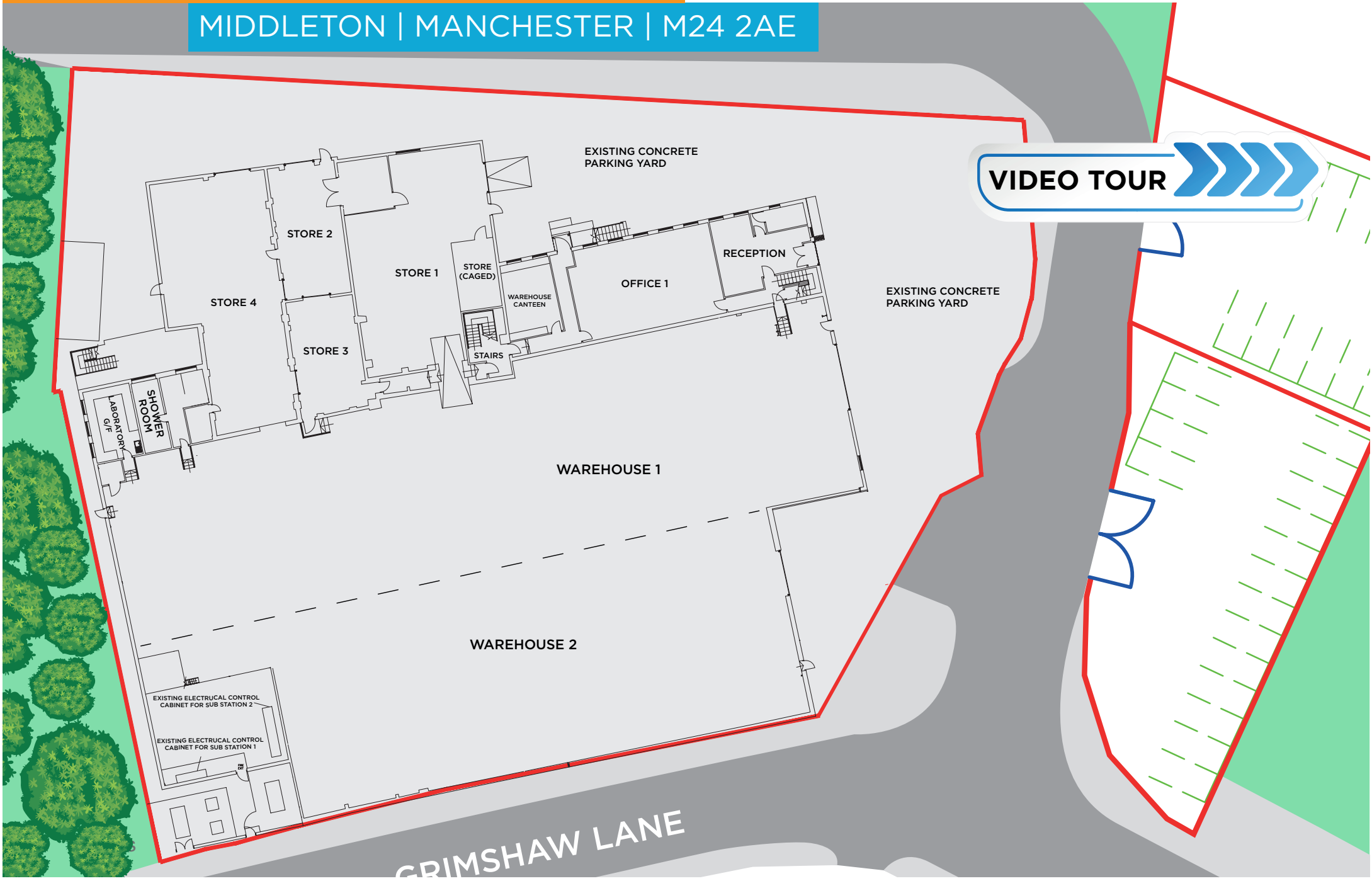


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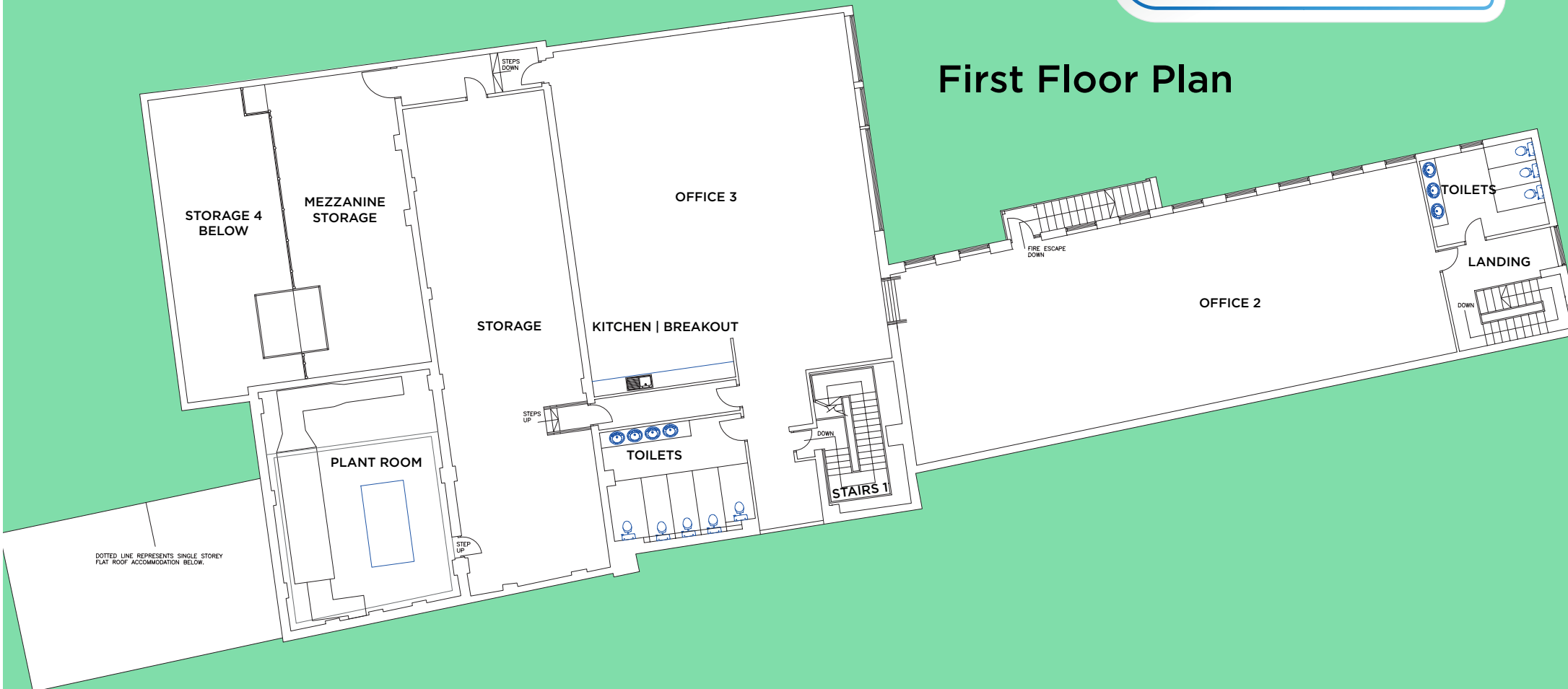
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First Floor Plan



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DRIVE TIMES

M60 Junction 20	5 Mins
Train Station (Mills Hill)	5 Mins
Manchester Centre	30 Mins
Manchester Airport	30 Mins

The site is located on Grimshaw Lane in Middleton, **approximately 1.4 miles from M60 Junction 20 and 2 miles from M60 Junction 21.**

Notable occupiers in the vicinity include Howdens, Character Options and Coreline Fibre



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Contact our retained agents for further details



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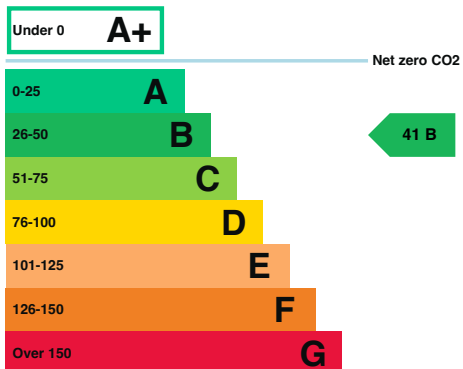


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EPC Rating B



ANOTHER QUALITY DEVELOPMENT BY
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THE PRIME
GROUP

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www.theprimegroupuk.com

Terms: The unit is available on a freehold basis or on the basis of a new FRI lease for a term to be agreed.

Price / Rent: On application

VAT: VAT will be charged where applicable