

Manchester

Unit B2, M34

NEW DEVELOPMENT of Trade Counter Units available from 1592 sqft. Prominently located just off J24 of M60 with direct frontage onto M67



Summary

Demise 1 Floor

Size 1,592 to 10,165 sq ft (147.90 to 944.36 sq m)

Rent Rent on application

Rates Payable

Viewing strictly by prior appointment with MBRE

Summary

Available Size	1,592 to 10,165 sq ft
Rent	Rent on application
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Features

- Trade Counter/Warehouse Units
- First Phase with units from 1592 sqft
- Prominently Located with Direct Road Frontage
- Fitted with Bay Lighting, Kitchen/Toilet
- EV Charging Facilities
- Feature Glazed personnel/trade entrance
- Units available separately or combined to provide up to 10,165 sqft

Description

A new build Trade Counter/Warehouse Estate. The estate and property can be summarised as follows:

- Phase 1 of a 3 phase estate.
- Phase 1 comprising of 6 units from 1592 sq.ft. to 2,172 sq.ft. Combination available up to 10,165 sq.ft.
- Steel Portal Frame Construction with Part Brick & Part Clad Elevations under Pitched Corrugated Steel Roof
- Direct Visibility from the the M67
- Full Height Electrically Operated Loading Doors
- Floor loading 20 KN per sq.m.
- Feature Glazed Reception/personelle entrance
- Extensive Parking

SERVICES

- All mains services available
- Unit-specific metered electricity supply
- 3-phase electrical supply for each unit
- Basic electric socket layout
- Standard lighting via high bay LED luminaires
- Flexibility for tenant service modifications, with landlord approval
- Pre-installed basic fire alarm system
- External lighting

SANITARY PROVISIONS

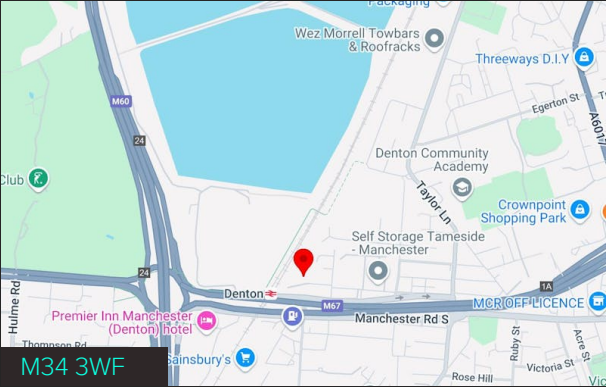
- Single WC per unit, adaptable for disabled use
- Kitchenette
- Electric instantaneous water heater for taps

EXTERNAL WORKS

- Paved roads and parking areas
- Allocated parking spaces plus shared visitor parking
- Sheltered cycle storage
- Motorcycle parking spaces
- Disabled parking spaces
- Electric vehicle (EV) charging point per unit
- Attractive soft landscaping

Location

A brand new development of trade/warehouse units located within 0.2miles of Junction 24 of the M60 in



Viewing & Further Information



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Denton. Extremely prominent roadside position with direct visibility from the M67

J24 M60 - 0.2miles

Manchester City Centre - 6 miles

Manchester Airport - 12 miles

Stockport Train Station - 5.7 miles

Key local occupiers include Qualtex, KFC, Francis Kirk & Sons, Pure Gym, System 3



