

**To Let : 3,349 – 28,491 sq ft**

Globe Square Industrial Estate, Dukinfield, SK16 4RG

Single Storey Industrial / Warehouse



- Secure gated estate
- Over clad roof
- Good motorway access
- Proximity to Manchester city centre



### Location

The property is situated on Globe Square Industrial Estate which is located at the junction of Globe Lane and Ashton Street, Dukinfield.

Access to the national motorway network can be obtained within approximately 1.5 miles of junction 1A of the M67 motorway or within approximately 2 miles via junction 23 of the M60. Manchester city centre is approximately 6 miles to the east.

### Description

The units are mainly of steel portal frame construction having an eaves height of approximately 4.7 metres. The property benefits from lighting and heating together with a three phase electricity supply.

### Accommodation

The units extend to a gross internal area as follows:

Area	Sq Ft	Sq M
Unit 2	6,110	569
Unit 3	19,032	1,767
Unit 4	3,349	311
<b>Total</b>	<b>28,491</b>	<b>2,648</b>

### Terms

The premises are available by way of a new full repairing and insuring lease. Rent on application.

### VAT

VAT which will be charged in addition to the prevailing rate.

### Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction.

### EPC

A copy of the EPC for the property is available on request.

### Contact:

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