

**READY FOR OCCUPATION**

## FOR SALE / TO LET

**New Build Warehouse / Industrial  
Unit 35,500 sq ft (3,298 sq m)**

**On a site area of 2.9 acres /  
1.17 hectares**

- Established industrial location
- Close to Junction 3 of M67 motorway
- Brand new self contained industrial/warehouse unit

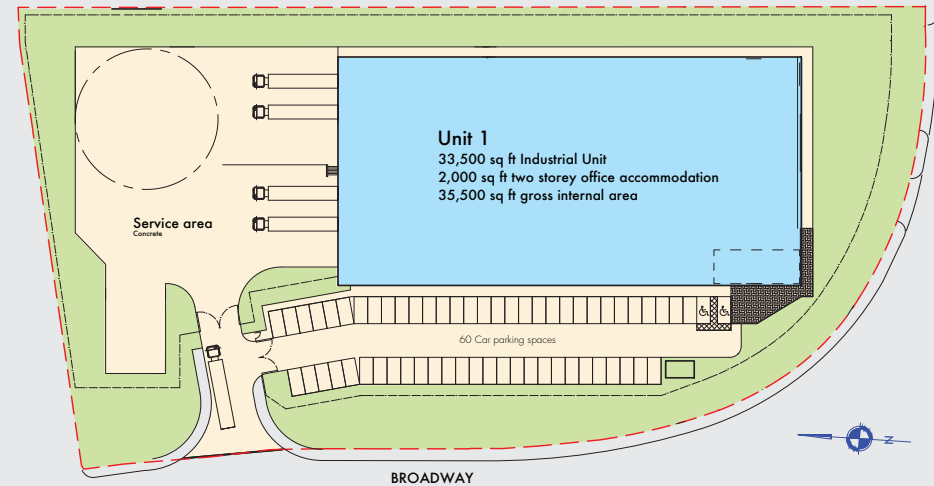
[Home](#)[Description](#)[Location](#)[Gallery](#)[Availability](#)[Overview](#)[Contact](#)

## DESCRIPTION

A new build warehouse/industrial unit offering accommodation of 35,500 sq ft (3,298 sq m).

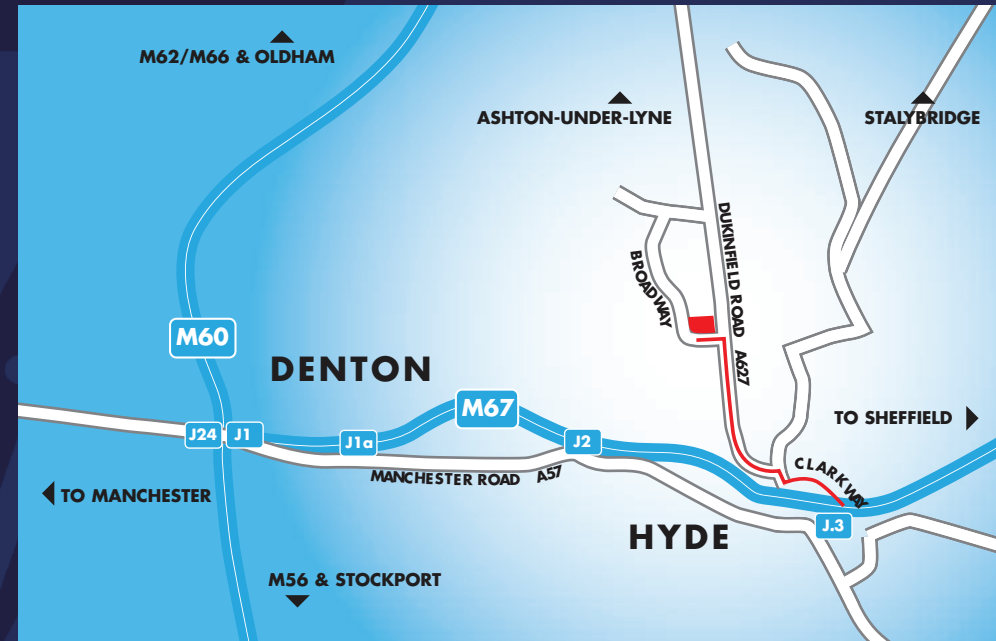
## SPECIFICATION

- New build warehouse/industrial unit
- 8 metre to underside of eaves
- 2,000 sq ft high quality office accommodation over ground and first floor level
- 2 dock loading doors
- 2 level access doors
- Designated yard/parking areas
- 3 Phase Electricity
- DDA compliant
- BREEAM Very Good
- 42.2m yard
- 58 car parking spaces



## LOCATION

The development is located within the popular and established Broadway area of Dukinfield, which provides excellent access to the local towns of Denton, Hyde and Ashton as well as the regional motorway network via the M67 and M60.



## APPROXIMATE DISTANCES

- M67 Motorway – Junction 3 – 0.5 mile
- M60 Motorway – Junction 24 – 3 miles
- Manchester City Centre – 6 miles
- Stockport – 7 miles





## AVAILABILITY

The building will provide the following gross internal areas:

Unit Number	sq ft	sq m
Warehouse	33,500	3,112.2
Offices	2,000	185.8
<b>TOTAL</b>	<b>35,500</b>	<b>3,298</b>

Site area of 2.9 acres /1.17 hectares.





## OVERVIEW

### TERMS

Available to rent or purchase. Terms available on application to the joint agents.

### BUSINESS RATES

Occupiers will be responsible for the payment of business rates. The units will be assessed for business rates when completed. Interested parties should contact the retained agents in the first instance for further information.

### PLANNING

The unit will be restricted to uses falling within Classes B1, B2 and B8 of the Use Class Order.



## CONTACT

For further information please contact:

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### Important:

The agents for themselves and for the vendors or lessors of this property whose agents they are give notice that  
(1) The particulars are produced in good faith, are set out as a general guide only and do not constitute a part of a contract.  
(2) No person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property.  
(3) Unless otherwise stated all prices and rents are quoted exclusive of VAT.

February 2018. Subject to Contract.

Design: Alphabet Design 0151 707 1199. [www.alphabet-design.co.uk](http://www.alphabet-design.co.uk)



Home

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Overview

Contact



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