MBRE



Unit B Denton Hall Farm Road Denton M34 2SY

7,534 SQFT



- New Build Trade/Warehouse Unit
- 31 ft Eaves
- Full Height Electric Loading Door
- Feature Glazed Reception
- Secure Site/ Monitored CCTV
- Internet Capability up to 10Gb
- 10 Car Parking Spaces

MBRE

Location

A new build trade/warehouse unit located within 0.2 miles of Junction 24 of the M60 in Denton.

J24 M60 - 0.2miles Manchester City Centre - 6 miles Manchester Airport - 12 miles Stockport Train Station - 5.7 miles

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





Description

A brand new single storey mid terrace Trade / Warehouse unit of steel portal frame construction with half brick and half clad elevations all under a pitched corrugated roof. The specification can be summarised as follows:

- Area 7534 sq ft
- Full Height Electrically Operated Loading Doors
- Floor Loading 37.5kn/per sqm
- Secure Gated Site
- Monitored CCTV
- Eaves height 31 ft
- 10 Car Parking Spaces
- · Three Phase, Gas, Water & Drainage



Services

EPC Rating

The property benefits from gas, three phase, water and drainage

TBC

Tenure/Terms

Viewings

Tenure - Virtual Freehold

Please contact Michael Blackshaw 0161 850 1111 mb@mbre.space

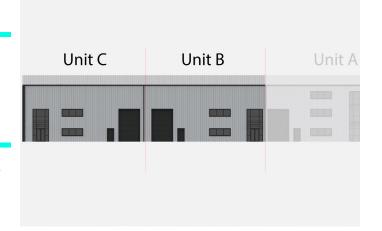
Terms - FRI for a term to be agreed

Rent/Price

Rent on Application
Price on Application

VAT

All figures quoted are exclusive of but maybe subject to VAT



Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. January 2019.

MBRE