



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

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

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

Tenure/Terms

Tenure - Virtual Freehold

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

EPC Rating

TBC

Viewings

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



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