



Globe House

Globe Lane
Dukinfield
SK16 4RG

**18,000
SQ.FT**



- HQ Office with Warehouse Potential
- Feature Reception
- Sub-Divison/ Conversion Potential
- Site Area c. 0.9 Acres
- Passenger Lift
- High Spec Office Partitioning
- 50 Plus Parking Spaces Available
- Within 2 Miles of M60

Location

A prominently located HQ Office located on Globe Industrial Estate

Manchester City Centre - 7 miles

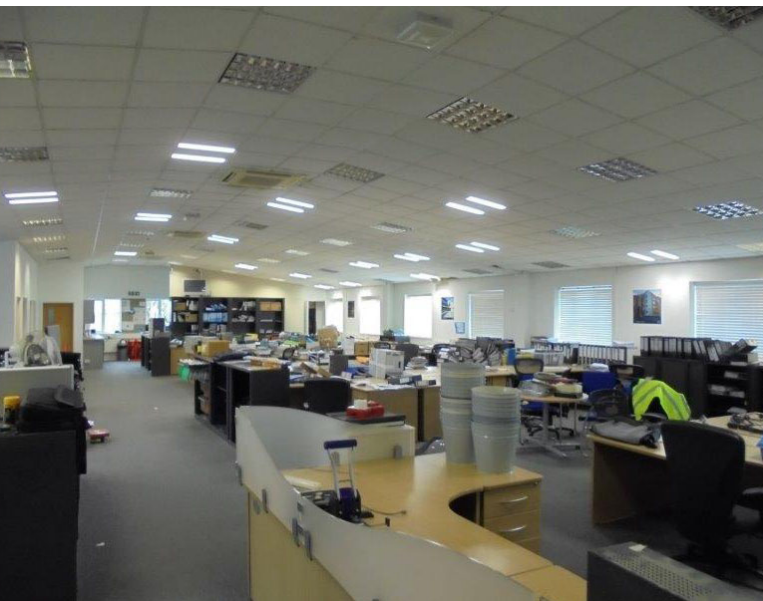
Manchester Airport - 14 miles

Stockport - 7 miles

M60 J23 - 1.8 Miles

Guide Bridge Railway - 1.2 miles

Adjacent occupiers include Brother UK, Vitafoam, Turner Bianca & Inchcape



Description

A modern self contained 18,000 sq.ft. HQ Office property which can be summarised as follows:

- Steel Frame Construction with Half Brick & Half Clad Elevations under Pitched Corrugated Steel Roof
- Largely open plan together with a number of High Quality Meeting Rooms with full Height Glazed Partitioning
- Kitchen, Break Out Area and Ladies/Gents Toilet Facilities
- Recently Fitted Out Feature Reception together with Passenger Lift
- Air Conditioning, Spotlights & Recessed Lights
- On a site area of approximately an acre with parking for over 50 vehicles.
- Ability to Strip out one wing to provide Warehouse/Store or Industrial accommodation.
- Consideration maybe given to letting on a floor by floor or wing by wing basis.

Accommodation

Ground Suite 1	3,203 sq.ft
Ground Suite 2	2,427 sq.ft
First Floor Suite 3	4,747 sq.ft
First Floor Suite 4	2,966 sq.ft
Overall	18,000 sq.ft

Services

All mains services available to the property. Electricity, gas, water and drainage

Rateable Value

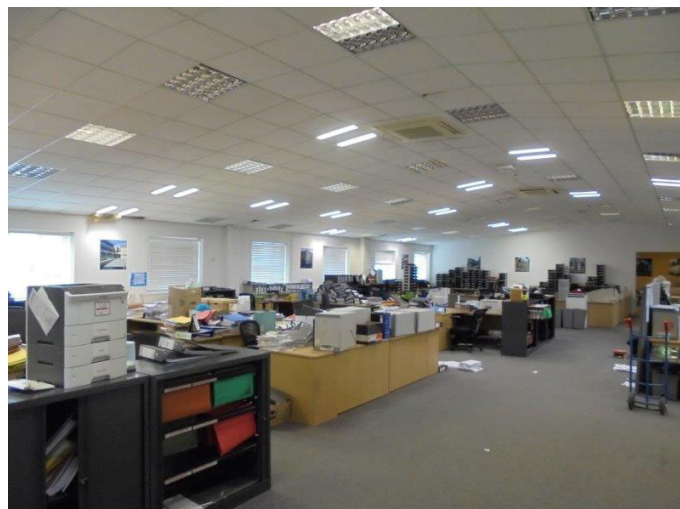
For information on Rateable Value please visit www.voa.gov.uk

Price/Rent

Price/Rent on application

EPC

Available on request.



Tenure/Terms

Freehold or on a leasehold basis with terms to be agreed.

VAT

All figures are quoted exclusive of but maybe subject to VAT

Viewing

Contact Joint Agents Avison Young or MBRE
Michael Blackshaw mb@mbre.space 07792201467

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