TO LET

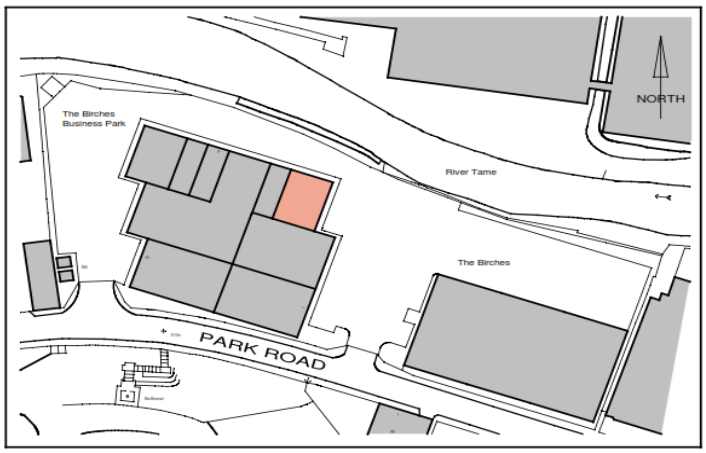
RogerHannah

Unit 3 The Birches, Park Road, Dukinfield, Greater Manchester, **SK16 5LP**

Modern Office/Light Industrial Unit on Established Business Park

4,098 Sq Ft (380.7 Sq M)

- Excellent Location
- Modern Fit Out
- Suitable for a Variety of Uses (STP)
- Good Access and Parking



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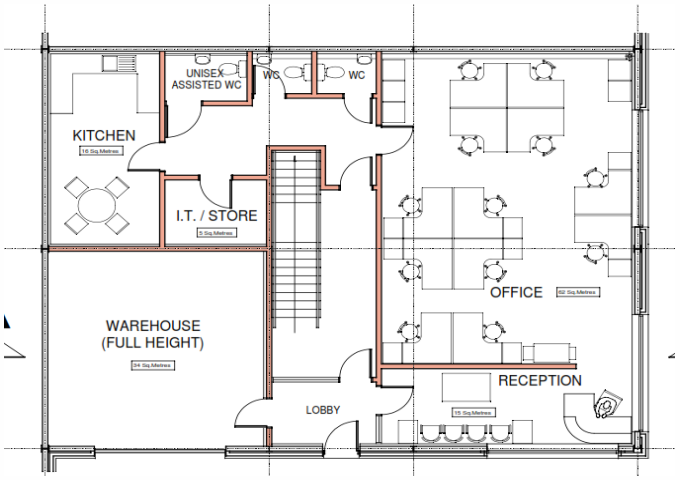

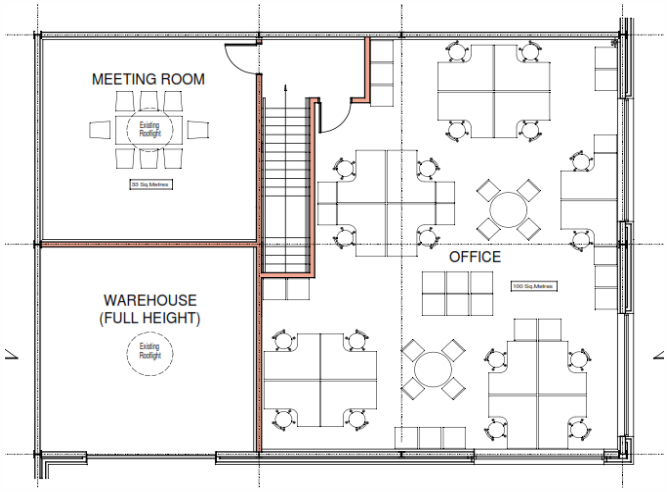

Location
The property is prominently situated in a well-established industrial area off the main Park Road (B6445) within the areas comprising of Hyde, Ashton-under-Lyne, Dukinfield and Stalybridge. Within a wider context access to the national motorway network is via junction 23 of the M60 approximately 1.5 miles to the west.

Description
The facility provides a purpose built multi-unit industrial business park constructed within the last 10 years. The buildings themselves are of steel portal frame construction with metal profile and clad elevations and part brick work to circa six feet. The eaves height are approximately six metres and the roofs are pitched with profile insulated clad panels incorporating modern circular roof lighting.

The unit in question, Unit 3 comprises end corner unit fitted out as ground and first floor modern offices with roller shutter door access to a loading bay which is full height. The property also benefits from ancillary stores, kitchens, toilets, meeting rooms and all mains utilities.

Accommodation
Measured GIA:

Ground Floor	2,049 sq ft	190 sq m
First Floor	2,049 sq ft	190 sq m
Total	4,098 sq ft	380 sq m

Asking Rent
£7.50 psf £30,735 p.a.

Business Rates
Rateable Value: £10,250

EPC
A copy of the EPC is available on request.

VAT
To Be Confirmed but assumed

Legal Costs
Each party to be responsible for their own legal costs in this transaction.

Viewing & Further Information
If you would like to view this property or would like further information please contact the Sole Agents:

Roger Hannah
Agent: Dan Rodgers

E: danrodgers@roger-hannah.co.uk

Date of Preparation
04 May 2020

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