

TO LET



RogerHannah



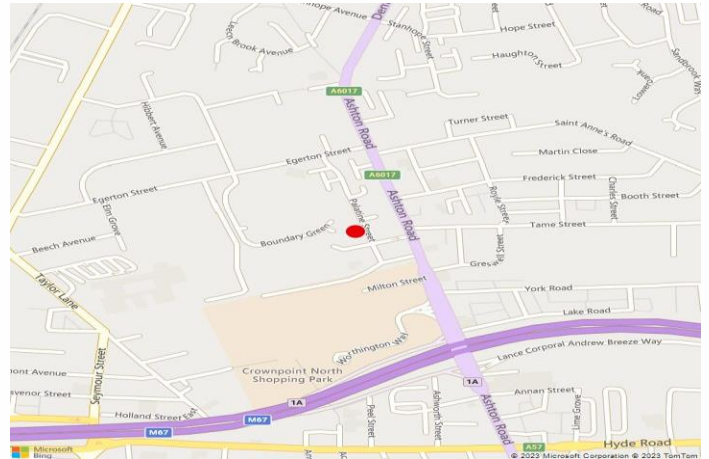
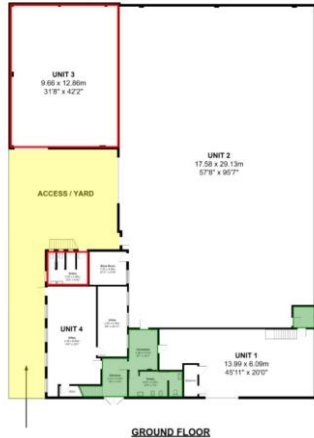
Palatine Street, Denton, Manchester, Greater Manchester, M34 3LY

Warehouse/Industrial Unit

1,350 Sq Ft

- Adjacent Junction 1A M67
- Electric Roller Shutter Loading Door
- LED Lighting
- 2 Storey Facility
- Offices Available if Required





Location

The property is situated on Palatine Street, Denton just a short walk from Junction 1A of the M67 Motorway. Access is via Denton Road which links to the M67. Junction 24 of the M60 Motorway is situated less than 1 mile away linking to the regional and national motorway network.

Nearby amenities include both leisure and retail facilities at Crown Point North Retail Park and local occupier include McDonalds, Aldi and Next Retail.

Description

The property provides self contained industrial/warehouse accommodation within an industrial complex.

The unit has it's own dedicated access via an electrically operated roller shutter loading door leading to a side loading area.

Internally, the unit provides open plan storage/warehouse space of steel portal frame construction which is lit throughout. There is a level concrete floor and the unit has an eaves height of 4m. Both male and female WC facilities are provided.

Accommodation

1,350 sq ft Gross Internal Area.

Asking Rent

£13,500 per annum plus VAT.

Business Rates

The unit may benefit from Small Business Rates Relief. Interested parties are to make their own enquiries to the local authority in this regard.

EPC

Available on Request.

VAT

Will be charged at the prevailing rate.

Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

Julien Kenny Levick

M: 07712 537 590

E: jkl@roger-hannah.co.uk

Date of Preparation

10 July 2024

Our Ref: MM2889sub