

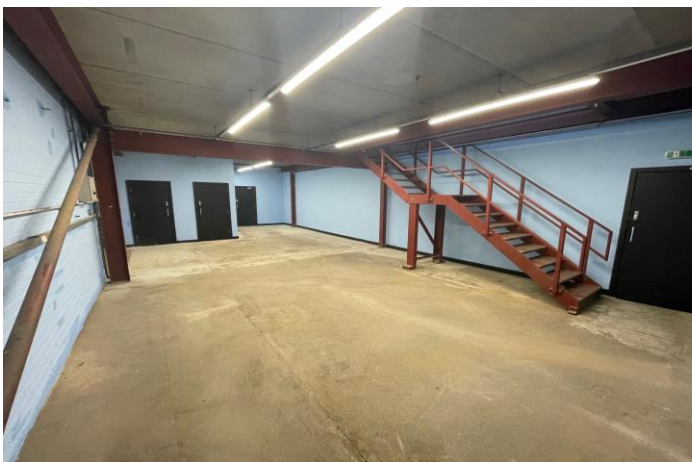
TO LET

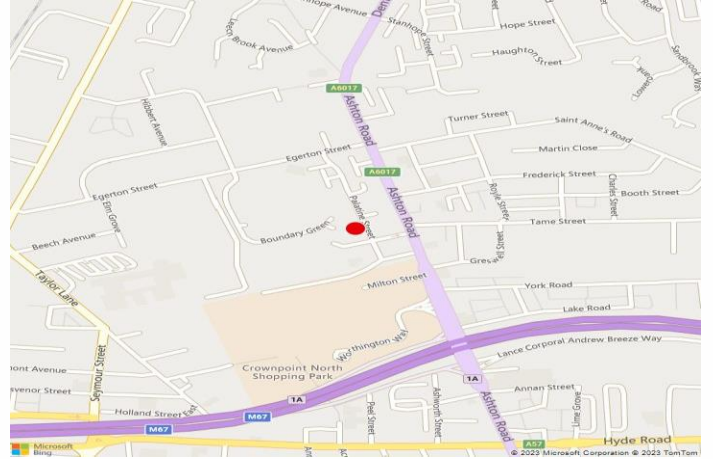


Palatine Street, Denton, Manchester, Greater Manchester, M34 3LY

Quality Industrial/Warehouse Unit
2,045 Sq Ft (189.98 Sq M)

- 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 accommodation within an existing facility and comprises two storey warehouse/industrial premises.

The ground floor element benefits from an electric roller shutter loading door leading to on street loading. The ground floor is 3.2m high. The area is lit throughout with new LED lighting and both male and female WC facilities are present.

The first floor provides high quality additional storage space accessed via a steel staircase and provides open plan accommodation to a height of 3.8m.

The unit would suit all types of industrial/warehouse uses. Additional offices are available on site subject to agreement.

ACCOMMODATION	SQ.FT.	SQ.M.
Ground Floor	916	85.1
First Floor	1,130	104.98
TOTAL	2,045	189.98

Asking Rent

£16,000 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

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Date of Preparation

27 September 2023