



TO LET

MODERN INDUSTRIAL WAREHOUSE UNIT
with secure yard, located close to J24, M60

14,360 SQ.FT (1,334 SQ.M)



UNIT 1
ORBITAL WAY
24 WINDMILL LANE
DENTON
MANCHESTER
M34 3QA

address. 6 Lisbon Square, Leeds, LS1 4LY

tel. 0113 244 9020 **fax.** 0113 244 1104 **web.** www.bht.uk.com

LOCATION

The property is in an excellent location within the established Windmill Lane Industrial Estate which is situated within ¾ of a mile of Junction 24 of the M60 motorway, which in turn provides access to the wider motorway network.

Manchester City Centre is approximately 5 miles to the north west, with Brebury and Stockport industrial locations being at Junction 25 and 26 of the M60. In addition Denton Town Centre provides all local shopping needs.

DESCRIPTION

Benefitting from a prominent position on Windmill Lane with its own secure yard, the property is a modern steel portal frame industrial unit built in 2000 benefitting from an eaves height of 7.2m with 2 roller shutter access doors direct to the yard.

The offices are well specified with suspended ceilings, recessed lighting and central heating throughout.



ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice and has a Gross Internal Floor Area as follows:-

Ground Floor Warehouse	1,149.16 sq.m.	12,368 sq.ft.
Ground Floor Offices/Ancillary	105.40 sq.m.	1,135 sq.ft.
First Floor Offices	76.49 sq.m.	823 sq.ft.
First Floor Kitchen	3.16 sq.m.	34 sq.ft.
Total GIA	1,334.21 sq.m.	14,360 sq.ft.

SERVICES

All mains services are connected including three phase electricity.

TERMS

The premises are available by way of a new FRI lease for a term of years to be agreed at a rental of **£86,000 per annum exclusive**.

RATING

The property has a rateable value of £62,500 which gives an approximate rates payable of £29,993.75.

Interested parties are advised to make their own enquiries with the Local Rating Authority.

ENERGY PERFORMANCE CERTIFICATE

Awaited.

LEGAL COSTS/VAT

Each party to bear their own legal costs. All prices and rents are quoted exclusive of, but may be subject to, VAT.

VIEWING/FURTHER INFORMATION

Via Brackenridge Hanson Tate, tel: 0113 244 9020, Mathew Halliwell – mathew@bht.uk.com