



markwarburton
CHARTERED SURVEYORS

ID 100-140

TO LET

SECURE STORAGE / WORKSHOP UNIT

987 SQ. FT / 92 SQ. M

Plus mezzanine office and storage 290 sq ft



UNIT 23 ALPHA COURT,
WINDMILL LANE INDUSTRIAL ESTATE,
DENTON, MANCHESTER, M34 3RB

PROPERTY LOCATION

Alpha Court forms part of the Windmill Lane Industrial Estate off Oldham Street close to Denton Island, the intersection of the M67 and M60 Motorways.

The area is well established with industrial and commercial operators.



Sainsbury's



Dogs Trust
Donate to Dogs -
Dogs Trust Donations

PARKWAY

UNIT 23 ALPHA COURT,
WINDMILL LANE
IND ESTATE.

Unit 23

Central Performing Arts

OLDHAM STREET

MANCHESTER OUTER
RING ROAD

Rok Ct

Apollo Scientific

Gorton Cres

Oldham St

Howdens -

Outer Space Storage
Centre (Manchester)





- Well located close to the M67/M60 Denton Island
- Established industrial location



A modern single storey middle of terrace storage/workshop with a front facing roller shutter door (2.8m wide by 2.8 m high).

Includes small welfare area, wc and largely open plan workshop. Small two man office at mezzanine level with adjacent storage.

Floor to ceiling height at the front 3.2m and at the apex 4.6m.





SERVICES

Mains 3 phase electricity, water, drainage, and alarm connections.

RATES

Rateable Value £10,750

LEASE TERMS

New lease on terms to be agreed at an initial rent of £12,800/annum.

An annual service charge is made, details on application.

ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations interested parties will be required to provide identification documents and source of funds.

FLOOR AREA

The unit extends to a gross internal floor area of 1277 sq. ft. made up as follows:

Footprint	986 sq. ft	97 sq. m
Mezannine and storage	290 sq. ft	27 sq. m
TOTAL	1,277 sq. ft	124 sq. m

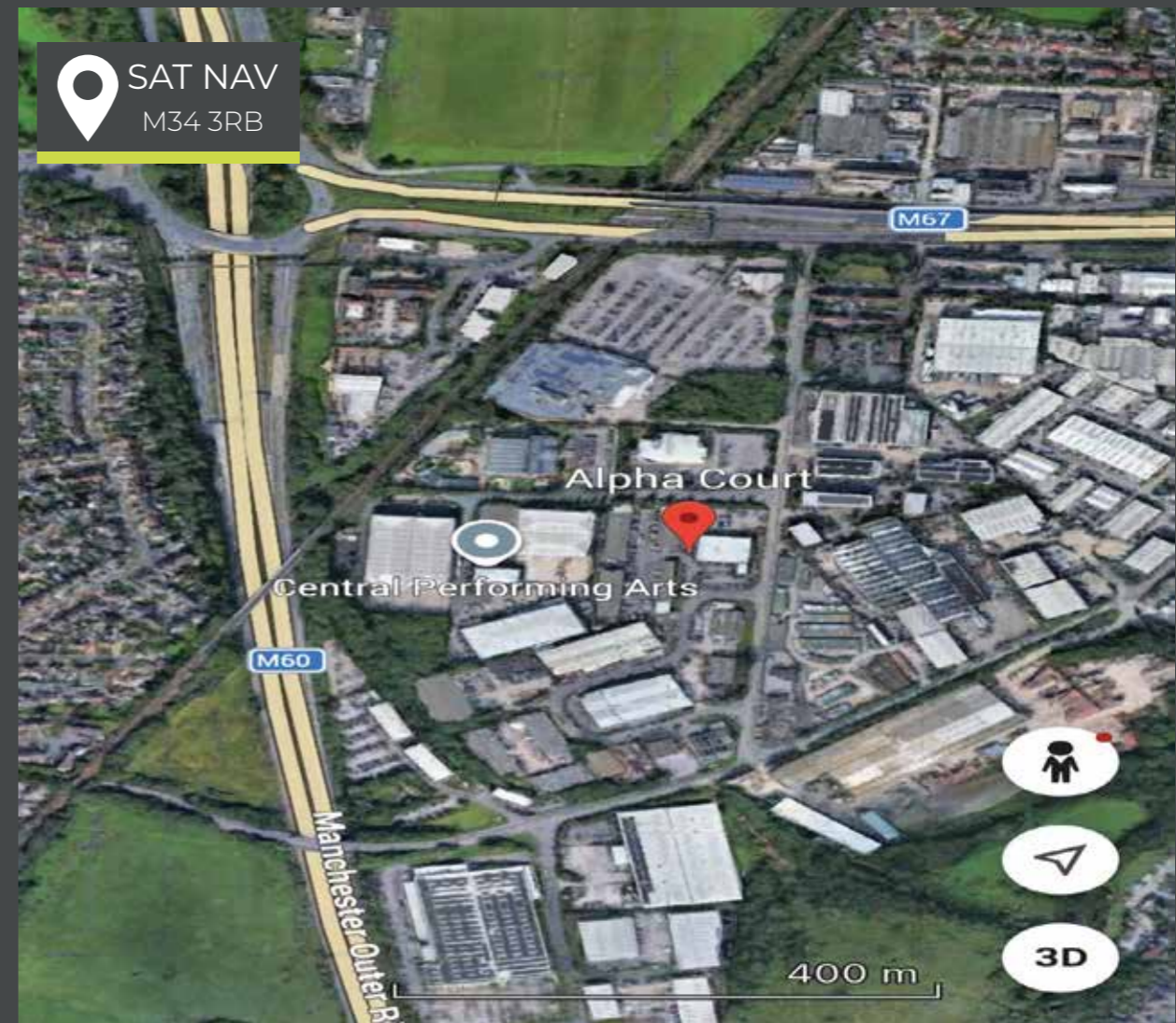
VIEWING:

By prior appointment

Mark Warburton
Chartered Surveyors

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