

# TO LET HYBRID INDUSTRIAL UNITS

## 2 Storey, 1,550 sq. ft.

A flexible workspace to suit your business needs

MANDALE PARK

# M24

GREENSIDE WAY,  
MIDDLETON, M24 1SW



Mandale  
Group

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MIDDLETON,  
M24 1SW



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### LOCATION:

Mandale Park M24 is situated in a well-established industrial area of Middleton in Greater Manchester. The business park is located just 5 miles from Manchester City Centre and is easily accessed by both the M60 and M62.

### DESCRIPTION:

We will be constructing 22 hybrid 2 storey industrial units.

Each 1,550sq. ft. unit comes complete with a WC, kitchenette, electric roller shutter, BT connection, 3-phase electricity and water, ensuring a hassle-free and efficient work environment from day one.

The ground floor warehouse is perfect for storage whilst the load bearing first floor can be customised into limitless configurations suitable for any business.

### TERMS:

Available by way of a new full repairing and insuring lease with the enclosed cost shown incorporated.

### SERVICES:

The properties will have 3 phase electric, water and BT. Each service is individually metered so you're in control of your own consumption.

### VAT:

All figures quoted are exclusive of VAT which will be applied.

### EPC:

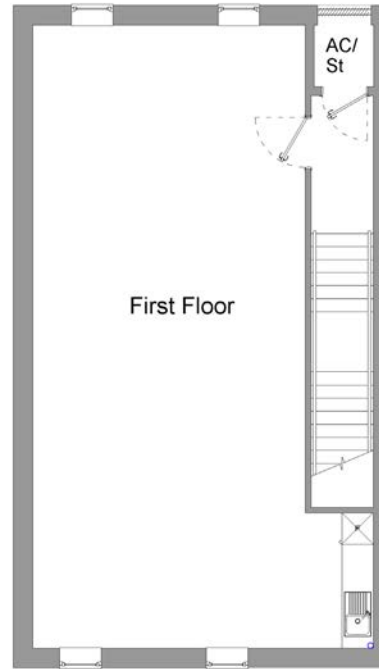
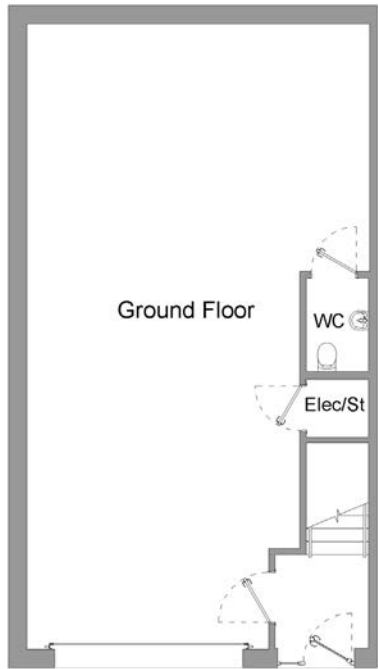
To be provided upon completion of each unit.

### RESERVATION:

Contact us today for further information and to reserve a property.

Type	UNIT SQ. FT.	FLOORS	ANNUAL RENT	SERVICE CHARGE	INSURANCE
Hybrid	1,550	2	£25,000 + VAT	£620 + VAT	£300 + VAT





(1,550 sq. ft. each)



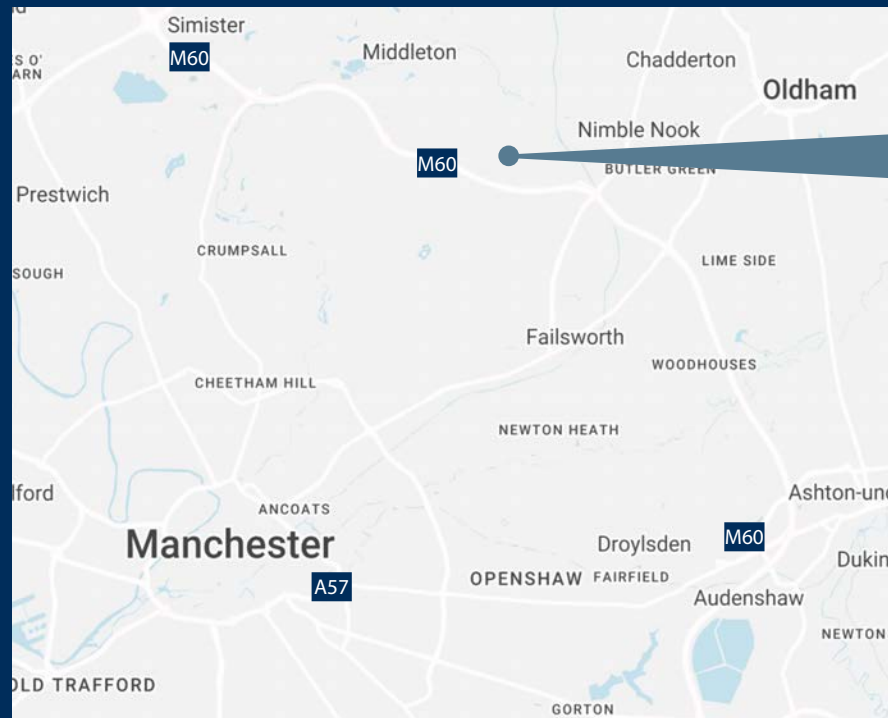
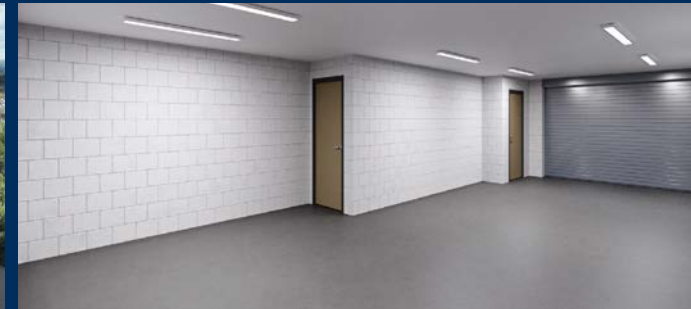
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