



TO LET

Brand New
Industrial /
Logistics Unit

**54,340 sq ft /
5,048.35 sq m**

Available Q3 2026

Greenside Way,
Middleton, M24 1SW



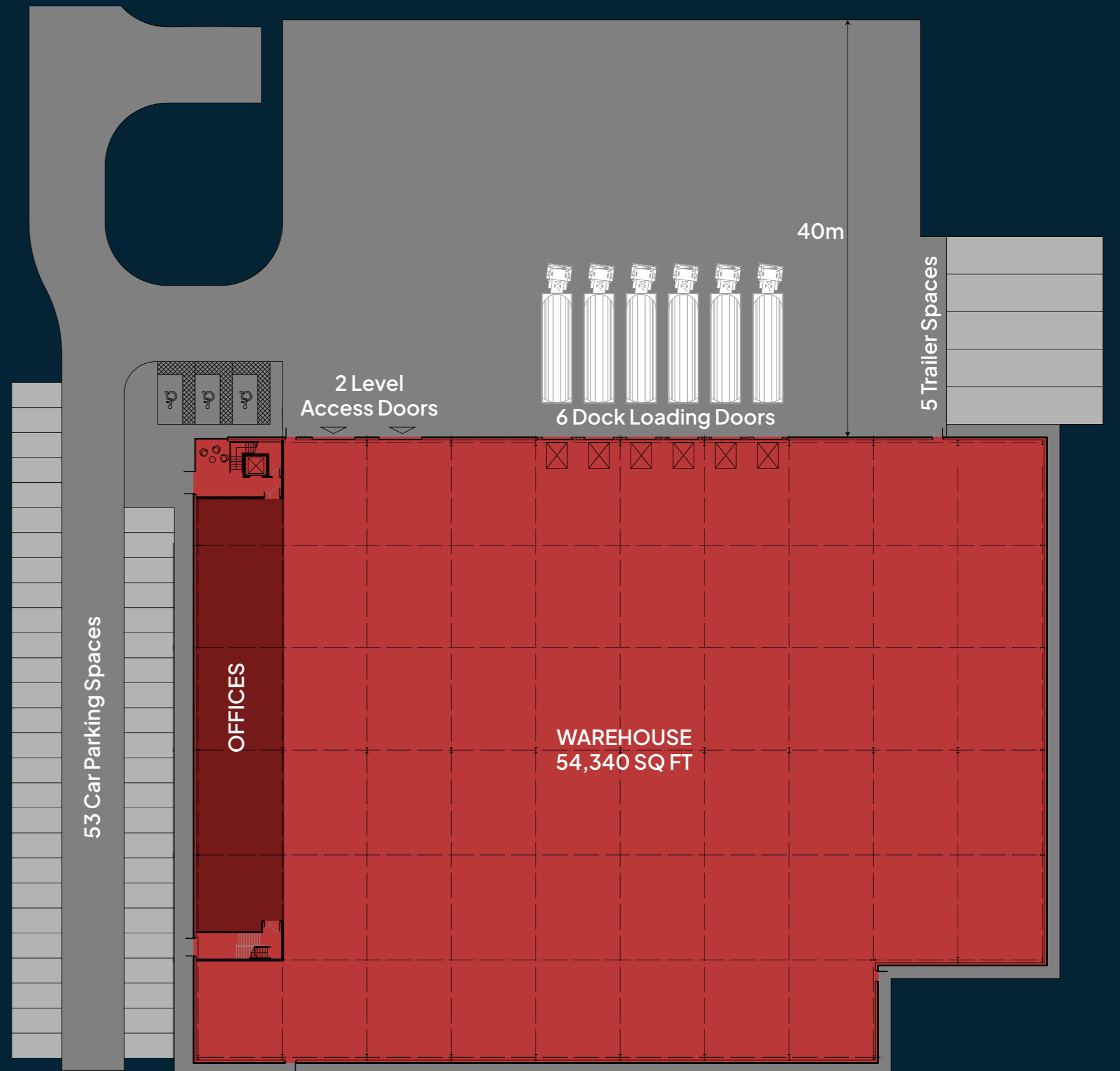
DESCRIPTION

The property comprises a brand new detached industrial / logistics unit which is currently under construction and will be available to occupy in Q3 2026. When complete the unit will provide modern industrial accommodation with a clear internal eaves height of 12 meters. Internally, the scheme will incorporate a two-storey office and amenity block. Loading will be provided via a combination of 6 dock level and 2 level access doors.

Externally, the property includes a secure reinforced concrete service yard designed to accommodate HGV movements, together with provision for both trailer and car parking. Additional specifications are available subject to agreement with the developer.

ACCOMMODATION

Ground Floor	50,055 sq ft	4,650.26 sq m
First Floor	4,285 sq ft	398.09 sq m
TOTAL	54,340 sq ft	5,048.35 sq m



SPECIFICATION

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DETACHED UNIT
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6 DOCK LOADING DOORS
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5 TRAILER PARKING SPACES
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53 CAR PARKING SPACES
- 

12M EAVES HEIGHT
- 

2 DRIVE IN LOADING DOORS
- 

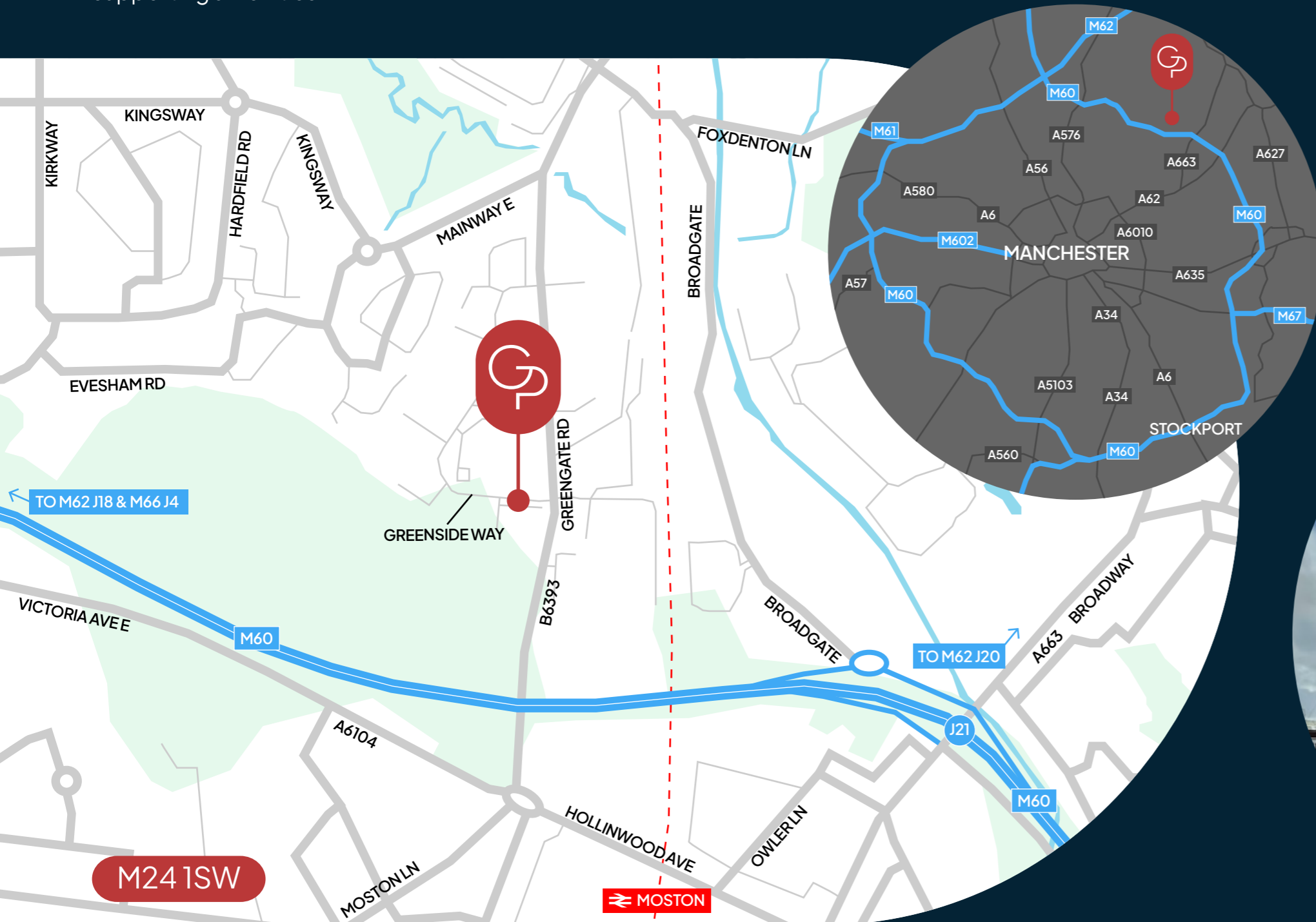
SEPARATE YARD AND PARKING
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200 KVA POWER SUPPLY
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CLOSE LINKS TO M60, M62, AND MANCHESTER CITY CENTRE

LOCATION

The property is located within an established industrial area in North Manchester, occupying a prominent and highly visible position close to the junction of Greengate and Greenside Way. The site benefits from excellent accessibility to the regional and national motorway network, situated within 1.5 miles of Junctions 20 and 21 of the M60 motorway and within 2 miles of junction 20 of the M62 motorway, giving access to the rest of the national motorway network. Manchester City Centre is located approximately 5 miles to the south, offering access to a wide labour catchment and supporting amenities.



TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

RENT

Rent on application.

LEGAL FEES

Each party to bear their own costs.

AML

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the proposed tenant, once a let has been agreed and prior to instructing solicitors.

VAT

All figures quoted are exclusive of VAT, but may be liable for VAT at the prevailing rate.



CONTACT

For more information, please contact the sole agents:

Sixteen.

sixteenrealestate.com

0161 461 1616

CAMERON FORSYTH

07563 249 911

cameron@sixteenrealestate.com

ANDY BACKHOUSE

07548 596 271

andy@sixteenrealestate.com

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