



Unit 2, Globe Square Industrial Estate, Dukinfield, SK16 4RG

Modern Single-storey Warehouse Unit on Secure Estate Available on Short Term Lease

- Secure site
- 5.5m Eaves
- Three Phase Electricity Supply
- Office and Kitchen Facilities
- Steel Portal Frame
- Level Access Roller Shutter Doors
- Short Term Lease

Summary

Available Size	6,110 sq ft
Rent	£37,500 per annum + VAT
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

The unit is of steel portal frame construction having an eaves height of approximately 5.5 metres. The property benefits from having sodium box lighting together with a three-phase electricity supply and dual roller shutter access. The unit also includes office and kitchen facilities.

Location

The property is situated on Globe Square Industrial Estate which is located at the Junction of Globe Lane and Ashton Street, Dukinfield. Manchester City Centre is approximately 6 miles away.

Access to the National Motorway Network can be obtained within approximately 1.5 miles of Junction 1A of the M67 motorway or within approximately 2 miles via Junction 23 of the M60.

Terms

The unit is available by way of an assignment or sub lease of the current tenants FRI lease which expires on 11th March 2027.

Business Rates

The tenants will be responsible for payment of business rates direct to the Local Authority.

VAT

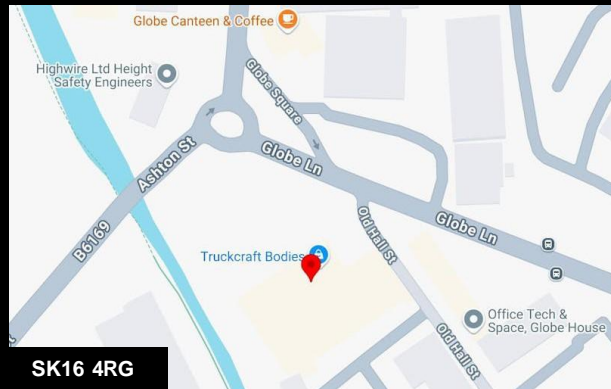
VAT if applicable will be charged at the standard rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The EPCs have been prepared and are available on request.



Viewing & Further Information



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