### unit 6 rhodes business park

MANCHESTER OLD ROAD MIDDLETON MANCHESTER M24 4NE





# Modern Industrial / Warehouse Unit 25,360 sq ft ( 2,356 sq m ) **TO LET**

- Prime industrial / warehouse location
- Close proximity to J19 of the M60
- EPC B

- 9m eaves height
- 2 level access doors
- 24/7 hours of operation
- 37m deep self-contained concrete yard
- 20 car parking spaces

# MANCHESTER

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# MANCHESTER



### DESCRIPTION

Unit 6 is a modern industrial/warehouse unit of steel portal frame construction with part brick and steel-clad elevations beneath a pitched roof.



### **SPECIFICATION**





9M EAVES HEIGHTS 2 LEVEL ACCESS DOORS



37M DEEP SELF-CONTAINED CONCRETE YARD PA

20 CAR PARKING SPACES





EPC B SELF CONTAINED OFFICE



/

TOIL

HIGH QUALITY TOILETS AND SHOWERS

### **ACCOMMODATION (GEA)**

UNIT 6	SQ FT	SQ M
Warehouse	23,476	2,181
Office	1,884	175
Total	25,360	2,356

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### LOCATION

Middleton is in Greater Manchester, 5 miles northeast of the city centre. Rhodes Business Park lies 1.7 km southwest of Middleton and is just 1 mile from J19 of the M60 via the A576.

### COMMUNICATIONS

M60 J19	1 miles
M62 J18	2.5 miles
M66 J4	2.6 miles
Manchester	5 miles
Oldham	6 miles
Bolton	12 miles
M6 J21A	19 miles
Liverpool	38 miles

### DEMOGRAPHICS



2,923,180 people live within a 30 minute drive time.

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Average gross pay is approximately 20.7% less than the wider North West.



Unemployment in the area is approximately 3.3% in comparison to the wider North West at 2.8% showing a readily available source of labour.

Source: Nomis

### FURTHER INFORMATION

The units are available on new FRI leases.

#### PLANNING

Source: Google Maps

Planning consent for B2 and B8 uses.



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