

# unit 6 rhodes business park

MANCHESTER OLD ROAD ■ MIDDLETON ■ MANCHESTER ■ M24 4NE

CANMOOR



## 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

🚗

20 CAR  
PARKING SPACES
- 🔒

24 HR  
GATED SECURITY

💻

SELF CONTAINED  
OFFICE
- 🌱

EPC  
B

🚿

HIGH QUALITY  
TOILETS AND SHOWERS

### ACCOMMODATION (GEA)

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

