

unit 4

RHODES BUSINESS PARK ■ MANCHESTER OLD ROAD ■ MIDDLETON ■ MANCHESTER ■ M24 4NE

CANMOOR



Indicative internal



Modern Offices with Substantial Parking 8,517 sq ft (791 sq m) **TO LET**

- 2 storey office accommodation
- Close proximity to J19 of the M60
- 24/7 hours of operation
- On-site security
- Secure, self-contained estate
- Ample car parking spaces
- LED lighting

MANCHESTER

unit 4

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ECOLAB

ECOLAB

S&S LUXURY PARK HOMES LTD

PREMIER STONE

**UNIT 4
AVAILABLE Q3 2026**

A576

A576

**TO M60 J19
1 MIN 1 MILE**

LOCAL AMENITIES

TESCO

Sainsbury's

Premier Inn

Travelodge

COSTA

McDonald's

**MIDDLETON
SHOPPING**

ALDI

MANCHESTER

DESCRIPTION

Unit 4 comprises modern office accommodation split across two floors. Internally, the offices are finished to a good condition with carpeted flooring throughout together with LED lighting, suspended ceilings, kitchenettes and WC's on each floor.

SPECIFICATION



LED LIGHTING



24 HR SECURITY



AMPLE CAR PARKING SPACES



2 STOREY OFFICE ACCOMMODATION



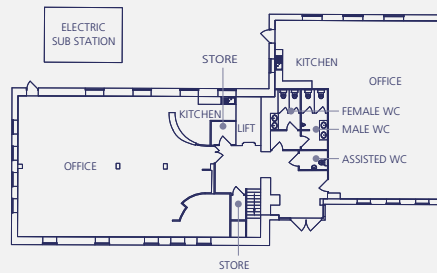
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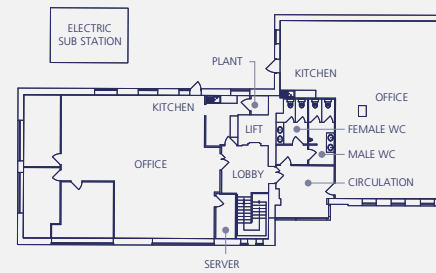
GATED ESTATE

ACCOMMODATION

UNIT 4	SQ FT	SQ M
Ground Floor Office	4,233	393
First Floor Office	4,284	398
Total	8,517	791



GROUND FLOOR PLAN



FIRST FLOOR PLAN



unit 4



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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

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

 Airport	Distance	 Port	Distance
Manchester	21 miles	Liverpool Port	38 miles
Liverpool	107 miles	Immingham	105 miles
Birmingham	109 miles	Felixstowe	250 miles

Source: Google Maps



FURTHER INFORMATION

The units are available on new FRI leases.



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