

Industrial

Unit F2 | Hanson Park

Hanson Park, Hanson Close, Middleton, Manchester, Greater Manchester, Manchester, M24 2QZ

Unit F2 | 2,136 sq ft

Ideal starter unit coming soon

This modern unit benefits from loading access and full height roller shutter door. The estate has excellent car parking facilities and circulation space. Hanson Park is situated close to a wide variety of industrial occupiers and retail amenities. It benefits from being within walking distance to Middleton Town Centre.

Lease Type

New



Unit Summary

- Common Yard Area
- Circulation Space
- LED Lighting
- Refurbished Unit
- Car Parking
- Roof Lights

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£23,600.00	£11.05
Rates	£8,064.00	£3.78
Maintenance Charge	£4,000.00	£1.87
Insurance	£427.20	£0.20
Total Cost	£36,091.20	£16.90

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

→ For more info please visit: unit.info/UIP0101727

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Location

Hanson Park is situated in Greater Manchester, seven miles north of Manchester City Centre



Road

The estate is located near to the A664 which links to the A627 (M) and then Junction 20 of the M62.



Airport

Manchester Airport is situated roughly 20 miles south of the estate and is within a 30 minute drive time.



Rail

The estate is located near to the A664 which links to the A627 (M) and then Junction 20 of the M62.

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	E (105)

Key Contact



Natalie Loboda

Customer Engagement Manager

"Please drop Natalie a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



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