

# TO LET

## 8,365 sq ft (777.1 sq m)

- Excellent transport links
- Situated 2 miles from J23 M60
- Established industrial location
- Large shared yard
- c. 6m eaves
- Recently Refurbished
- Available for Immediate Occupation



Modern Industrial / Warehouse Unit with Offices

**Unit 1, Tameside Court**  
**Fifth Avenue**  
**Dukinfield**  
**Cheshire**  
**SK16 4PP**





LOCATION

The property is prominently located on Tameside Court, Dukinfield which sits on Fifth Avenue just 2 miles from Junctions 23 and 24 of the M60 Motorway which provides direct links to the regional and national motorway network.

Occupiers on the estate include Ritrama UK, Vitafoam, BOHL, DXG Media, Forbo Siegling UK Ltd, Greyland and Quinton Tyres.

DESCRIPTION

The property comprises a recently refurbished, single storey end terrace warehouse unit built in 1985 which extends to 8,365 sq ft. The property is of a steel frame construction with brick and blockwork elevations extending to a roof with an eaves height of circa 6 metres.

The property benefits from a large shared yard including approximately 25 car parking spaces and two roller shutter loading doors.

SPECIFICATION

- Approximately 25 parking spaces
- Circa 6m eaves
- Good quality internal offices
- Two roller shutter doors
- Three phase electricity
- Established industrial location
- High office content

SERVICES

We understand all mains services are connected to the property including electricity, gas, water and mains drainage.

ACCOMMODATION

The property has the following approximate gross internal areas:-

	Sq ft	Sq m
Warehouse	7,114	660.9
Office	1,251	116.2
	8,365	777.1

RATEABLE VALUE

The property is listed in the current Rating List as “Workshop and Premises” and has a current Rateable Value of £37,750.

ENERGY PERFORMANCE CERTIFICATE

A copy of the Energy Performance Certificate is available upon request.

PLANNING

The property is situated in an established industrial area. Interested parties should make their own enquiries of Tameside Metropolitan Borough Council.

TERMS

The premises are available by way of a lease for a term to be agreed.

RENT

Upon application.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT at the prevailing rate.

LEGAL COSTS

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



## Unit 1, Tameside Court, Fifth Avenue, Dukinfield, Cheshire, SK16 4PP



**FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT**

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