

# TO LET

## INDUSTRIAL / WAREHOUSE UNIT



### Arrow

TRADING ESTATE



AVAILABLE FROM  
**4,440 SQ FT – 14,230 SQ FT**  
(412 SQ M – 1,322 SQ M)

**J34 M60**  
**AUDENSHAW**



## LOCATION

Arrow Trading Estate is an established business location within 1 mile of Junction 24 of the M60 motorway and Denton town centre which offers a full range of local services. In addition it is only 6 miles from Manchester and is ideal for those businesses serving the city centre.

## AVAILABILITY

Arrow Trading Estate is currently home to a variety of business ranging from national to local and regional operators.

There are currently only 4 units remaining on the estate. 6A & 6B are both refurbished hybrid units which are approximately 2/3rds warehouse and a 1/3rd office space. 4A & 4B have recently undergone refurbishment.

Unit 4B	4,440 sq ft	
Unit 6A	9,127 sq ft	6A / 6B also available as 1 unit: 14,230 sq ft
Unit 6B	5,103 sq ft	

## TENURE

New internally repairing and insuring lease on terms to be agreed.

## VAT

All prices quoted are exclusive of, but are liable to, VAT at the prevailing rate.

## SERVICE CHARGE

The ingoing tenant will be liable for rates and the service charge, which includes a contribution to the estate and external property maintenance of the unit.

## RENTAL

Rental upon application.



## SPECIFICATION

The units are refurbished to a high standard and benefit from the following features:

- Offices in all units
- 3 phase electricity
- 6a & 6b main road and on site access
- 10% roof lights
- Sodium lighting
- Male and female WCs
- Solid concrete floor



Managed by



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## FURTHER INFORMATION

For viewings and further information please contact the joint agents.

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