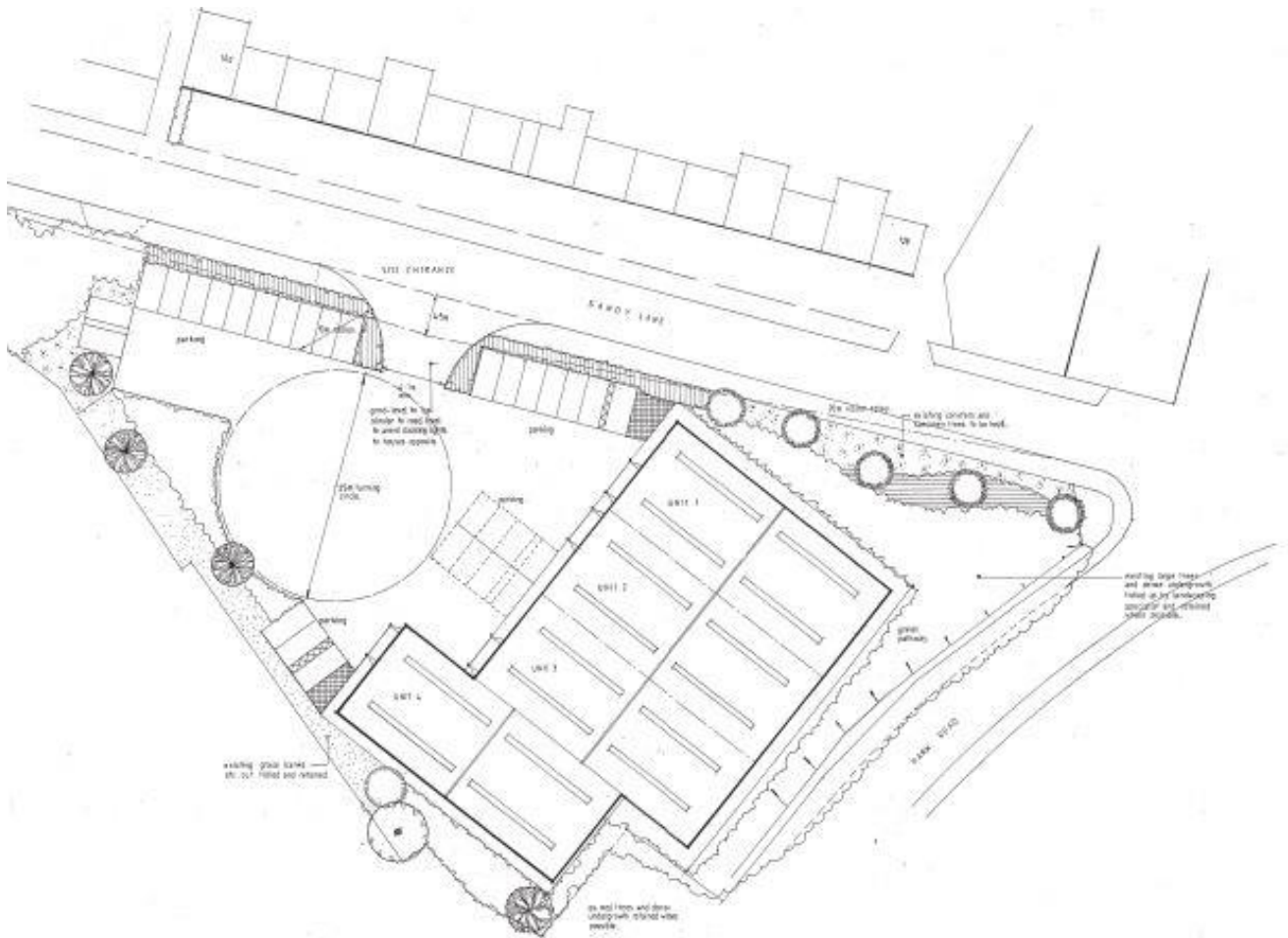


For Sale/To Let

3,500 sq ft to 14,000 sq ft

Land on Sandy Lane, Dukinfield, SK16 5NG



Design & Build Industrial/Warehouse Units

From 3,500 sq ft to 14,000 sq ft

Alternative Industrial / Office Schemes
Considered

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For Sale/To Let

3,500 sq ft to 14,000 sq ft



Land on Sandy Lane, Dukinfield, SK16 5NG



Location:

The site is situated in Sandy Lane (B6431) at the junction with Park Road (B6445) in Dukinfield, Tameside. Dukinfield town centre is located to the West of the site with Stalybridge to the East approximately 1.5 miles away.

Accommodation:

Floor Areas	Sq Ft	Sq M
Unit 1	3,500	325.15
Unit 2	3,500	325.15
Unit 3	3,500	325.15
Unit 4	3,500	325.15
Total	14,000	1,301.00

Heading:

We are inviting expressions of interest on a pre-let and pre-sale basis with consideration given to design & build warehouse / industrial units. Currently the site has planning consent (04/00123/FUL) for the construction of 4 units totalling 14,000 sq ft (1,301 sqm) together with a communal yard and the provision of 30 car parking spaces.

The proposed specification of the units is to be as follows: -

- New build industrial /warehouse accommodation
- Steel portal frame construction
- 6.5m eaves height
- Mains gas and water and 3 phase power
- Full height roller shutter loading doors
- Dedicated car parking
- Security fencing

DISCLAIMER

Matthews & Goodman as agent for the Vendors/Lessors of this property give notice that 1) These particulars have been checked and are understood to be materially correct at the date of publication. The content however, is given without responsibility and should not, in any circumstances, be relied upon as representations of fact. Intending purchasers/lessees should satisfy themselves as to their correctness and as to the availability to the property, prior to arranging viewings of the property. 2) These particulars are a guide only and do not form part of an offer or contract. 3) Matthews & Goodman, their employees, nor the Vendors/Lessors make or give any representation or warranty in relation to the property. 4) No representation or warranty is given in respect of any part, equipment or services at the property. 5) Unless otherwise stated, prices, rents or other prices quoted are exclusive of VAT. Intending purchaser/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. 6) In accordance with Anti Money Laundering Regulations identification and confirmation of source of funding may be required from the acquiring party. 7) All floor areas have been measured and calculated to comply with RICS guidelines and practice statements at the date of publication, unless otherwise stated. 8) Date of Publication: July 2019

Tenure:

The units are available by way of a new full repairing and insurance lease or on a freehold basis.

Rental / Price:

Rental and price upon application.

Rates:

To be assessed upon completion.

Legal Costs:

Each party to be responsible for their own legal costs involved in any transaction.

VAT:

All figures quoting are excluding, but may be liable to VAT at the prevailing rate.

Viewing:

Strictly by appointment with the sole agents, Matthews & Goodman on 0161 839 5515.