

For Sale
(May Let)

**Young
&co**
PROPERTY
CONSULTANTS
LIMITED

MODERN WAREHOUSE PREMISES

**Unit 5, Fifth Avenue,
Dukinfield SK16 4PP**



□ **25,325** sq ft
(2,353 sq m)

- High specification modern warehouse
- 10m eaves
- Self contained yard
- Excellent access to M67 & M60 motorways
- Established location

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MODERN WAREHOUSE PREMISES

Unit 5, Fifth Avenue, Dukinfield SK16 4PP



Description

The property comprised a modern detached warehouse built to the following specification:

- Steel portal frame construction
- Profile metal clad elevations and roof cover
- Full height concrete block elevations
- Concrete floor
- 10m eaves
- 2 no. level access loading doors
- Self contained concrete service yard
- Two storey high quality offices
- Staff and visitor car park

Location

Fifth Avenue Industrial Estate is an established industrial location within c. 1 mile of junction 23 and 24 of the M60. Ashton-Under-Lyne town centre is 1 mile to the north. Manchester City Centre is approx. 6 miles to the west.

Accommodation

Net internal area	sq ft	sq m
TOTAL	25,325	2,353

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

Legal Costs

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

Business Rates

The property has a rateable value of £107,000 in the current rating list.



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This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, Young & Co, or any person in their employment, cannot make or give any representative or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. Subject to contract. Date of publication May 2019.

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