

# Tameside Business Park - Large Office

Windmill Lane Denton M34 3QS

Office | 4,221 ft<sup>2</sup>



Recently redecorated



24 hr access



On-site café



Secure parking

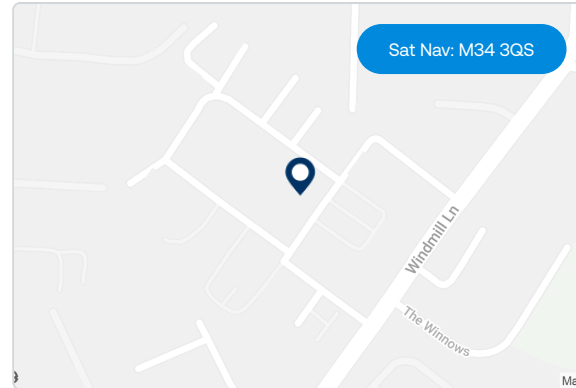


Located just off J24 of the M60

Available to Let



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## Description

The established business park has been re-configured and extended to provide a range of high-quality offices in a 25,000 sq ft state-of-the-art complex known as The Forum. Unit 6 - 12 at The Forum is a recently decorated, large 4,221 sq ft office, benefitting from suspended ceilings, recessed LG7 lighting, air conditioning and perimeter trunking. Externally, the property also benefits from 24 hour out of hours access, secure parking, an on-site café and dedicated Centre Manager based in The Forum. Flexible lease terms and incentives available.

## Location

Tameside Business Park is located to the east of Manchester, near Denton Town Centre – ideal for businesses seeking a high-quality commercial space with excellent links to the national motorway network. The scheme is a local landmark with a prominent frontage to Windmill Lane. Its proximity to the M67/M60 intersection allows quick and easy access to Manchester City Centre, Stockport and South Yorkshire. Denton offers a range of shops and businesses with Crown Point Shopping Park, Premier Inn, Brewers Fayre and Sainsbury's nearby.

## Further information

### EPC

Units B2.7 - B2.11: B

### Terms

Available on new full repairing and insuring leases.

### Legal costs

All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
B2.07 to 11	Office	4,221	Immediately
Total		4,221	

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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