

# Unit 9A 1 & 3 - Tameside BP, Industrial & Office Space Available

Windmill Lane, Denton, Manchester. M34 3QS

Warehouse | 2,000 - 4,960 ft<sup>2</sup>



Flexible lease terms available



Located off J24 of the M60



Roller shutter doors



LED lighting



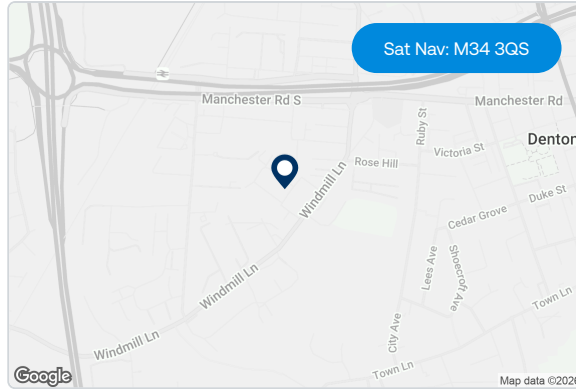
Secure site



Car parking

Available to Let





## Description

Tameside Business Park offers a selection of high-quality industrial and office units to suit businesses of various types and sizes. The industrial units are on a secure site offering roller shutter doors and LED lighting. The units offer 24-hour out of hours access and secure parking. There is also an on-site café as well as a dedicated Centre Manager.

"Rent Incentives Available - please contact for further details"

## 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.



## Accommodation:

Units may be leased individually or combined ( Industrial & Office Space)

Unit	Property Type	Size (sq ft)	Availability
Unit B9A.1	Warehouse	2,000	Immediately
Unit B9A.3	Warehouse	2,960	Immediately
<b>Total</b>		<b>4,960</b>	

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 excludes VAT and excludes rates, insurance, and service charge. Please note that rent payment may not be due monthly

## Further information

### EPC

Unit B9A.1 and B9A.3:D

### 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](#)

# Mileway

Felix O'neill  
northwest@mileway.com  
01925 358160

Michele Dalgarno  
michele.dalgarno@tamesidebp.co.uk  
07968 856010

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

**Mileway**