

Tameside Business Park Offices

Windmill Lane Denton M34 3QS

Office | 297 - 4,960 ft²



Secure parking



24 hour access



Air conditioning



On-site café



Located off J24 of the M60

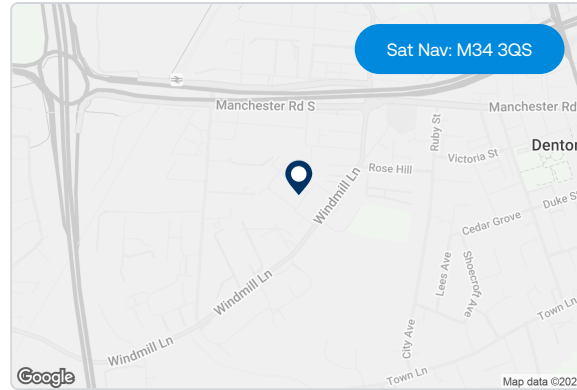


Flexible lease terms available

Available to Let



LastMileFirst | [mileway.com](https://www.mileway.com)



Description

The offices at Tameside Business Park offer suspended ceilings, recessed LG7 lighting, air conditioning and perimeter trunking. The business park also benefits from 24-hour out of hours access to the units, secure parking, an on-site café and dedicated Centre Manager.

The business park itself offers a selection of high-quality offices from 142 – 6,622 sq ft to suit various business type and sizes with flexible lease terms and incentives available. Please contact us for further information.

Units 9A 1 & 3 and Units 16 & 17 may be leased individually or combined.

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

B2.16 & B2.17: B
B2.27: C B12.08:
B

Rent

Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

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



Accommodation:

Units 9A 1 & 3 and Units 16 & 17 may be leased individually or combined.

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit B2.16 & B2.17	Office	1,075	Immediately	2,337
B2.27	Office	535	Immediately	558
Unit B12.08	Office	297	Immediately	297
Unit B9A.1 (Office & Warehouse)	Office	2,000	Immediately	POA
Unit B9A.3 (Office & Warehouse)	Office	2,960	Immediately	POA
B12.09	Office	297	Immediately	297
Unit B2.02	Office	690	Immediately	719
Total		7,854		

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

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.