

0 Bed Warehouse In Ravensfield Industrial Estate Charles Street, Dukinfield,
SK16 4SG £2,082 Monthly





SHORT DESCRIPTION

Property Ref: 7755 TO LET: 2,585 SQ FT END TERRACE LIGHT INDUSTRIAL UNIT Ground Floor: 2,345 sq ft plus Mezzanine Storage: 240 sq ft LIGHT REFURBISHMENT MAY BE AVAILABLE SUBJECT TO COVENANT STRENGTH AND LEASE TERMS Location: Prominently situated on Charles Street, Dukinfield, the property is surrounded by established light industrial and commercial occupiers. The area benefits from proximity to Globe Industrial Estate, Shepley Industrial Estate, and Fifth Avenue. Excellent transport links with motorway access via M60, Junction 23, approximately 1.4 miles away. Description: An end terrace light industrial unit of brick construction beneath a pitched, trussed roof. The property fronts onto Charles Street with potential for trade counter use. Secure locked parking available to the rear. The premises is currently subdivided providing: Two offices Two WCs One large storeroom and workshop Two smaller storerooms and workshops Multiple layout options available, see floor plans 1 to 4 in images. Flexibility: The tenant may remove internal partitions to create one large open-plan space. The landlord may also undertake this work and provide light office refurbishment, subject to lease terms and covenant strength. Access: Personnel door via Charles Street frontage and rear concertina shutter providing vehicular access. Three allocated parking spaces to rear. Accommodation: Main Unit Warehouse (including storerooms and workshops): 177.9 sq m (1915 sq ft) Office and Facilities: 40.49 sq m (436 sq ft) Additional Mezzanine 1st Floor Storage: 22.3 sq m (240 sq ft) A suspended corrugated plastic ceiling is installed throughout the warehouse with 3.34m clear internal height, but can be removed if required. Services: Three-phase electricity, water, and drainage connected. Lease Terms: New full repairing and insuring lease for a term to be agreed. Business Rates: Rateable Value: £10,500 Qualifies for 100 percent Small Business Rates Relief Subject to formal confirmation with Tameside Council Legal Costs: Each party responsible for their own costs EPC: Available upon request Viewing: By appointment only...



Bed Room(s)



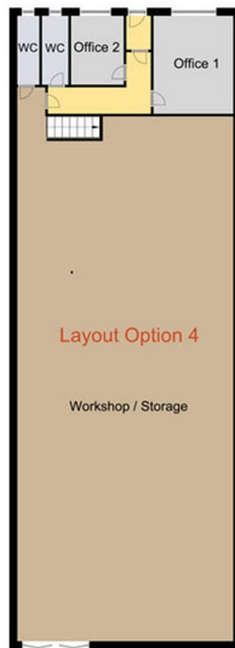
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

98

This is how energy efficient
the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

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