

For Sale

2 STOREY OFFICES & WAREHOUSE

5,160 sq ft & 2,217 Sq Ft



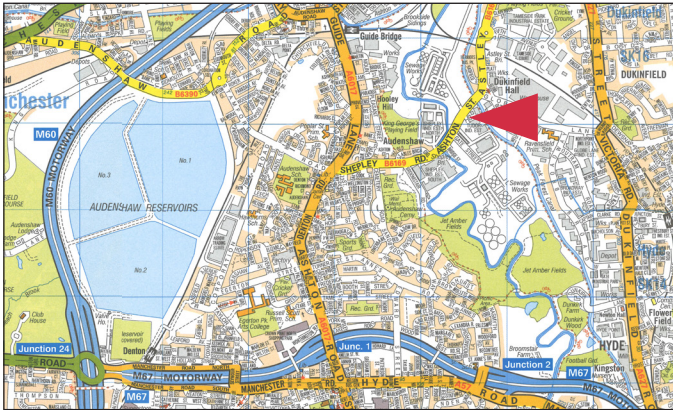
Tudor House, Tudor Industrial Estate, Ashton Street, Dukinfield, SK16 4RN

- Modern Offices (refurbished to a high standard)
- 27 car park spaces
- Secure fenced site
- 2 miles from M60

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Location

Tudor House is well located, fronting Ashton Street / Shepley Road on Tudor Industrial Estate, which is just 2 miles from Junction 23 and Junction 24 of the M60 Orbital Motorway and provides excellent communication links.

Manchester City Centre is approximately 6 miles west and is accessed via Junction 1 of the M67 and in turn the A57.

Description

The site comprises of a 2 storey office block which has been refurbished to a high standard and a single storey warehouse. The offices/warehouse benefit from the following features:-

Offices

Ground Floor

- Reception area
- Consists of various offices
- Modern kitchen
- Toilets – 2 female, 1 male

First Floor

- Various offices
- Board room
- Kitchen

Office block (Overall)

- Door entry system
- Fully Alarmed
- Air Conditioned
- Internal security shutters / security to all windows
- Solar Panels
- BT
- IT ready (All offices)
- Gas central heating

Warehouse

- 2 small offices
- Kitchen area
- Heating to the offices – electric
- Potential to expand if required to double its area
- Main supply / meters are in the offices

Accommodation

Offices - Ground Floor	3,321 sq ft	308.5 sq m
Offices - First Floor	1,839 sq fr	170.8 sq m
Warehouses	2,217 sq ft	206.0 sq m
TOTAL	7,377 sq ft	685.3 sq m



EPC

The premises have an Energy Performance Certificate rating of D98 for the offices and E113 for the Warehouse.

Availability / Terms

The property is available For Sale (Freehold) at £495,000 plus VAT.

Viewing

Strictly by appointment with the agents:

Tracy Myers

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