

To
Let



Unit F Broadlink, Middleton, Manchester M24 1UB

778.19 SQM (8,376 SQFT)

Modern industrial unit

PARKINSON
REAL ESTATE ●●●●

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Key Highlights

- Open span accommodation with 6m eaves
- 6.3 tonne capacity gantry crane
- Staff welfare facilities, canteen & offices
- Good sized communal service yard



Roof Height



Good Motorway
Connections



Warehouse / Distribution



Shared Yard
Facilities



Location

The subject property is situated on Broadlink Industrial Estate accessed off Moston Road in a recognised, popular industrial and commercial location of Middleton.

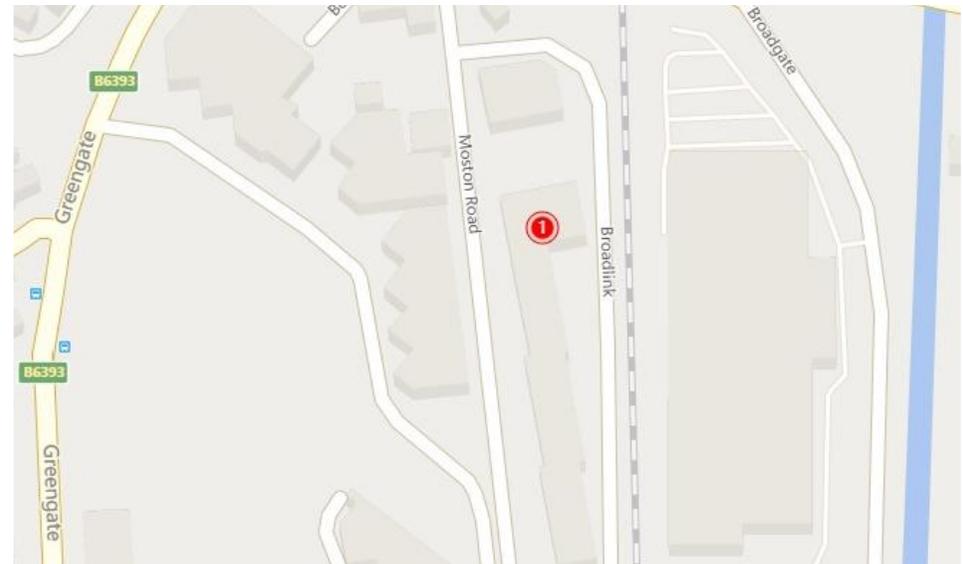
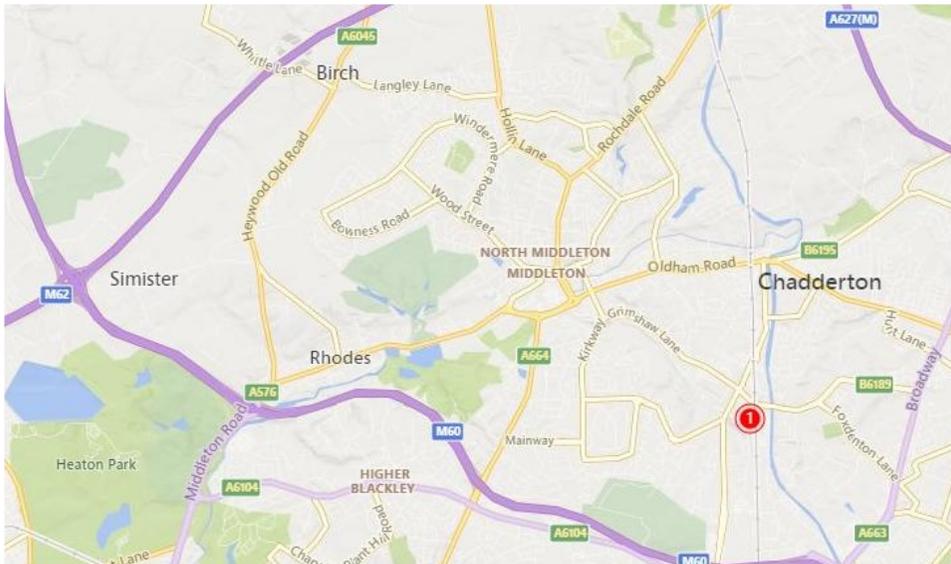
Access to the M60 orbital motorway is provided within a short drive via Broadgate or Greengate.



Description

The property sits within a shared yard which provides ample area for loading and servicing. To the rear of the property is a further small area of yard which can be accessed via a narrow accessway to the side. The unit benefits 6 metre eaves and 7.3 metre apex. The warehouse is open plan and accessed from the yard via an up and over electrically operated roller shutter door. Within the warehouse is a gantry crane with 6.3 tonne capacity. The warehouse is lit by LED lighting and has a single gas fired warm air blower.

To the front elevation of the unit is a 2 storey structure providing canteen, welfare and office facilities which benefit gas central heating and fluorescent lighting.





Accommodation

	SQM	SQFT
Warehouse	624.32	6,720
Ground Floor Office	76.93	828
First Floor Office	76.93	828
TOTAL	778.19	8,376



Services

We understand the property benefits from all main services to include mains water, drainage gas and 3 phase electric. Please note services nor connections have not and will not be tested prior to completion



Business Rates

The property is listed in the 2026 Rating List as follows:

	Rateable Value	Estimated Rates Payable
Workshop & Premises	£52,500	£25,300 p.a.





Rental

On application



Terms

The unit is available by way of a sub-lease on terms to be negotiated. Further details available upon request.



VAT

All prices quoted are exclusive of Value Added Taxation. VAT may be payable on any transaction at the prevailing rate.



EPC

The property has an Energy Performance Rating of C-64 valid until June 2033.



Further Information

Further information can be obtained from the **WIGAN** office

Anti Money Laundering –In accordance with Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser upon a sale being agreed. Therefore, any proposed purchaser/tenant is to provide proof of identification and address and to confirm the source of funding.

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Subject to contract.

Ref: AG0882 March 2026

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ENQUIRIES AND VIEWINGS STRICTLY BY APPOINTMENT WITH THE AGENTS

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