

# Modern Offices With Substantial Parking

## TO LET



Unit 4 Rhodes Business Park  
Manchester Old Road, Manchester, M24 4NE  
6,990sq ft (649.39 sq m)



# PROPERTY SUMMARY

The building benefits from the following specification:

- 2 storey office accommodation
- Close proximity to J19 of the M60
- 24/7 hours of operation
- c. 50 car parking spaces
- Gated estate
- On-site security



# LOCATION

Middleton is in Greater Manchester, 5 miles Northeast of the City Centre. Rhodes Business Park lies 1.7km Southwest of Middleton and is just 1 mile from J19 of the M60 via the A576.

# DESCRIPTION

Unit 4 comprises modern office accommodation split across two floors. Internally, the offices are finished to a good condition with carpeted flooring throughout together with LED lighting, suspended ceilings, kitchenettes and WC's on each floor.

Externally, the unit benefits from a substantial parking accommodation with c. 50 demised parking spaces.

Rhodes Business Park benefits on site security as well as a secure, gated entrance with 24/7 access to all occupiers..

# ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and extends to the following gross internal floor areas:

	SQ FT	SQ M
<b>Total</b>	6,990	649.39



## **TERMS**

Available via way of a new full repairing and insuring lease. Further details available upon request.

## **BUSINESS RATES**

We recommend that interested parties contact the Local Authority for confirmation of the rates payable.

## **EPC**

The Energy Performance Certificate is available on request.

## **VAT**

All prices are exclusive but may be liable to VAT at the prevailing rate.

## **LEGAL COSTS**

Each party to be responsible for their own legal fees incurred in the transaction.

## **VIEWING / FURTHER INFORMATION**

Strictly by appointment with Knight Frank.

# Contact



For further information, or to arrange a viewing, please contact the Knight Frank Industrial Agency Team:

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## Anti-Money Laundering

A successful bidder will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

Date of Details: March 2026

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