DISCOVER YOUR FUTURE...

...INDUSTRIAL • DISTRIBUTION • OFFICE SPACE

ORBITING MANCHESTER

SATELLITE PARK

J20, 21 & 22 M60 MANCHESTER
Satellite Park is a major mixed use development situated in a strategic location in East Manchester adjacent to the M60 motorway.

Satellite Park will extend to over 1 million sq ft of accommodation on a site of 48.6 acres (19.67 ha). The development will ultimately comprise a mix of refurbished and new distribution space, offices, leisure and fast food development.

Satellite Park is situated in Oldham Metropolitan Borough and occupies a strategic location midway between junctions 20 and 21 of the M60 motorway. There is an established and varied workforce in the immediate locality that is well served by local transport links.

**MAJOR REFURBISHED HIGH BAY WAREHOUSE FACILITY**

**332,956 SQ FT (30,933 SQ M)**

**MAIN FEATURES**

- Major mixed use development of 1 million sq ft on a site of 48 acres.
- Strategic location in North Manchester.
- Within 5 minutes of junction 20, 21 & 22 of the M60.
- Secure self contained site.
- All usual amenities available in the locality.
- 1m people work within the 40 min Journey to Work area of Chadderton.
- Labour market costs lower than National average - in certain key sectors.
- Forecasts predict an increase of 3.4% in the working population over the next decade.

**GOOD LABOUR FORCE IN IMMEDIATE VICINITY**

**EXCELLENT ACCESS FROM JUNCTIONS 20, 21 & 22 OF THE M60 AND ON TO THE NATIONAL MOTORWAY NETWORK**

**SATELLITE PARK...ORBITING MANCHESTER**
PHASE ONE - DISTRIBUTION

SPECIFICATION
• A high bay warehouse facility of 332,956 sq ft in 3 bays with self contained yard and car parking
• 9.5 metres clear internal height
• Extensive ground and dock level loading
• Fully refurbished with new floor and cladded elevations

PHASE TWO - INDUSTRIAL

SPECIFICATION
• A development of units ranging in size from 5,000 sq ft – 50,000 sq ft
• High quality specification with fully fitted offices and dedicated car parking
• Minimum 6 metres eaves height with ground and dock level loading
• Trade counter units with main road frontage

PHASE THREE - OFFICES

SPECIFICATION
• Detached two and three storey office buildings
• Dedicated car parking ratio 1:300
• High quality specification with comfort cooling
• Energy efficient design
Phase 1 comprises a high bay warehouse facility which will be fully refurbished out of the shell of the former production hall. The building will incorporate a new roof membrane, new floor and new cladding to the elevations. The clear internal height will be 9.5 metres.

The completed building will have a secure yard at the rear of the property which will service up to 16 dock level loading doors and 4 ground level doors. The new yard area will have a maximum depth of 45 metres providing servicing and trailer parking. Further parking will be available elsewhere on the site if required.

Phase 2 is a development of 10 individual industrial/warehouse buildings providing a range of units from 5,000 to 50,000 sq ft.

This incorporates a 17,000 sq ft Trade Centre unit with main road frontage capable of subdivision.

The buildings have been designed with self contained parking and loading facilities. Buildings will be completed to a high specification with eaves heights ranging from 6m to 10m with range of ground level and dock loading and quality fully fitted offices.

Phase 3 the office element of Satellite Park will provide a combination of modern 2 storey detached and semi detached office buildings of brick construction housed under pitched tiled roofs ranging in size from 5,000 – 10,000 sq ft.

The buildings will be constructed to meet with current occupational requirements in terms of design and sustainability and will provide occupiers with the opportunity to acquire their own front door in Oldham’s latest mixed use development. The office buildings will be located at the front of the development adjacent to the A663 Broadway Road and will be set in a secure landscaped environment. Each building will have their own car parking spaces and will be available on either a freehold or leasehold basis.
DISCOVER THE RIGHT LOCATION...

Satellite Park occupies a prominent location with an extensive frontage onto M60 orbital motorway. It has excellent access onto the motorway via junctions 20, 21 and 22.

Chadderton is situated in Oldham Metropolitan Borough, approximately 7 miles north east of Manchester. The Borough has a strong industrial heritage with a quality workforce in both the skilled and non skilled sectors.

Satellite Park has excellent communication links, on a local, regional, and national level. There are bus routes on Greengate, local trains at Moston station with links to the national rail network via Piccadilly Station in Manchester. Manchester International Airport is within 10 miles.

Chadderton is a recognised industrial and distribution location whose occupiers include J D Williams, HMSO, Express Gifts, Findel and Iron Mountain.

Terms
On application. The Landlord RLAM complies with the code of Leasing Practice 2007.

VAT
All rents and prices will be exclusive of VAT.

Viewing
By arrangement with the joint agents.

www.satelliteparkmanchester.com