

TO LET

DETACHED WAREHOUSE WITH
SECURE YARD | 10,718 SQ FT



UNIT 10, DANE ROAD INDUSTRIAL ESTATE, SALE, M33 7BH

BC REAL ESTATE

Edwards.

SUMMARY

Modern detached warehouse unit totalling **10,718 sq ft** within a secure site of c. **0.6 acres**

Located on the edge of Sale town centre, with **excellent motorway access via J6 & J7 of the M60 motorway**

Prominently situated near the entrance to **Dane Road Industrial Estate**, adjacent to **Dane Road Metrolink**

Refurbished first floor office accommodation with good quality fit out

Impressive **full height glazed entrance hall**

Secure site with palisade fencing and CCTV

Available from October 2026



LOCATION

Sale is one of the most popular and affluent suburbs in South Manchester, situated between Altrincham and Stretford just 5 miles southwest of Manchester city centre.

The town has a population of approximately 62,547 and a catchment of 400,000 people within a 10-minute drive.

In addition to being a strong residential suburb with house prices 35% higher than the national average, the town also has a strong commercial offering.

The town is easily accessible from the city centre or via the motorway network, with Junction 7 of the M60 being less than 5 minutes driving distance.



ROAD

MANCHESTER CITY CENTRE – 20 MIN DRIVE
J7 M60 – 5 MIN DRIVE
J7 M56 – 20 MIN DRIVE



RAIL

MANCHESTER PICCADILLY – 20 MIN TRAM
Connections from Manchester Piccadilly to London Euston in under 2 hours



AIR

MANCHESTER AIRPORT – 10 MIN DRIVE
UK's 3rd busiest airport handling 74,000 passengers daily flying to over 200 destinations





SITUATION

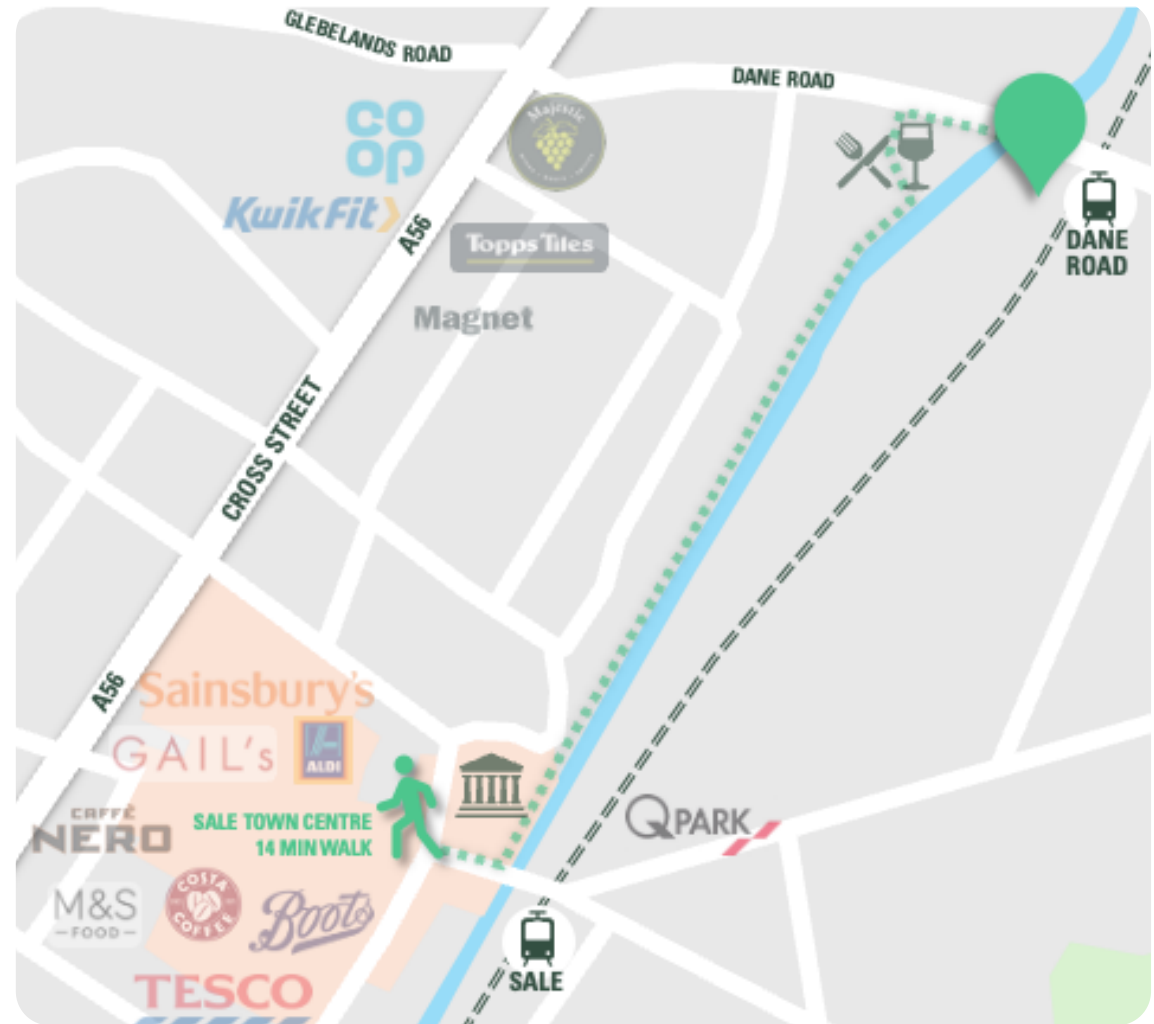
Dane Road Industrial Estate is situated on the edge of sale town centre in a mixed commercial and residential area.

Road connectivity to the property is excellent, with Dane Road adjoining Cross Street (A56) 400 m to the west. The A56 is the main arterial route connecting Manchester to Altrincham and to the M60 orbital motorway network. Junction 7 and Junction 6 of the M60 orbital motorway both less than 1 mile, from the property, connecting swiftly with the wider motorway network.

The Bridgewater Canal borders the estate to the west, offering a peaceful working environment and good access to pedestrian and cycling routes, with Sale town centre less than 15 minutes' walk away.

Furthermore, Dane Road tram stop is directly adjacent to the property, proving access to Manchester Piccadilly in around 10 mins, along with connections to other Greater Manchester suburbs.

The property itself is situated close to the main entrance to the estate, offering good prominence and branding opportunities.



DESCRIPTION

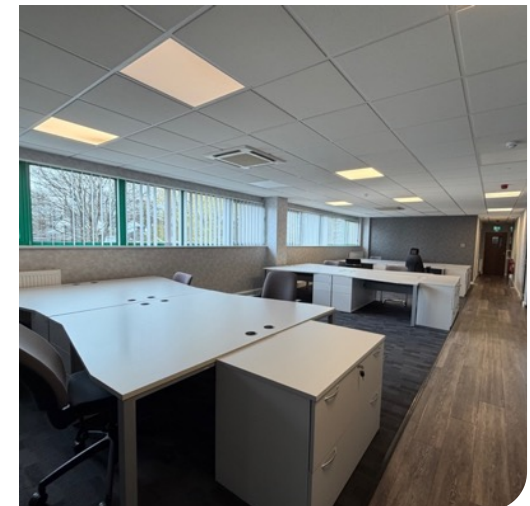
The property comprises a modern detached steel portal frame warehouse unit, constructed in the early 2000's, set within a secure yard close to the entrance of Dane Road Industrial Estate.

The high-quality warehouse space benefits from LED lighting and a sealed concrete floor. There are several ancillary store rooms a meeting room and staff facilities accessed off the main warehouse.

The recently refurbished full height entrance leads to the first floor office accommodation which provides a mixture of open plan accommodation and glazed partitioned meeting rooms. The space has been fitted out to a good standard to include suspended ceiling with LED lighting, mixture of carpeted and vinyl flooring, fitted kitchen, gas fired central heating and air conditioning.

SPECIFICATION

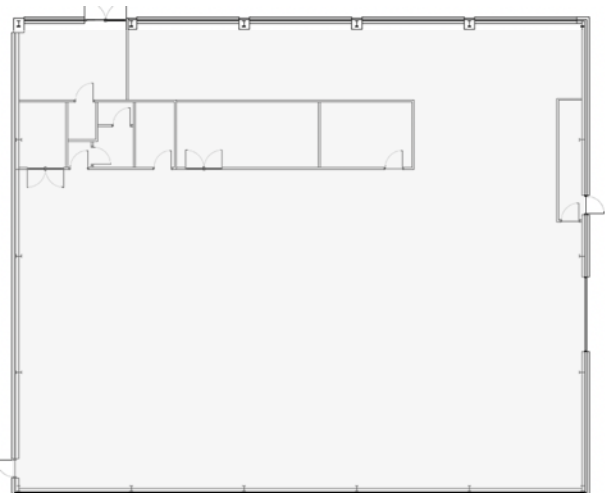
- **Pitched profile metal sheet roof incorporating roof lights**
- **Ground floor stores, meeting room and kitchenette**
- **Refurbished entrance hall with male, female and disabled WC's**
- **Refurbished first floor offices**
- **Three phase electricity**
- **LED Lighting**
- **Aluminium frame double glazed windows to front elevation**
- **Gas fired central heating and air conditioning to offices**
- **Eaves height of approximately 6m**
- **Up and over shutter door**
- **Secure site with palisade fencing and CCTV**
- **Loading yard and parking for c. 14 cars**



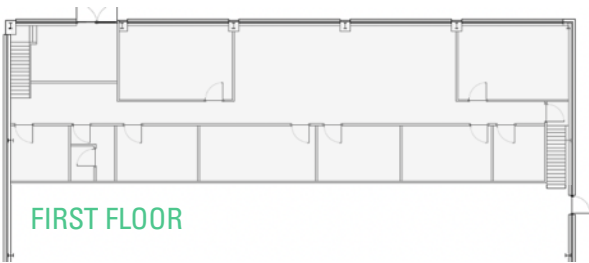
ACCOMMODATION

The property comprises the following approximate gross internal areas: -

AREA	SQ FT	SQ M
GROUND (WAREHOUSE & STORES)	8,062	748.9
FIRST (OFFICES)	2,656	246.7
TOTAL	10,718	995.6



GROUND FLOOR



FIRST FLOOR

FLOORPLANS HAVE BEEN PROVIDED FOR INDICATIVE PURPOSES ONLY AND ARE NOT TO SCALE.



FURTHER INFORMATION

LEASE

The property is available from October 2026 by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

RENT

Rent available on request.

ESTATES CHARGE

An estates service charge will be payable in relation to the management of the wider estate. This is currently running at approximately £0.68 psf.

BUSINESS RATES

The tenant will be responsible for the payment of the business rates. The Rates Payable for 26/27 will be approximately £41,148, equating to £3.84 psf.

EPC

74-C. Full certificates available on request.

ANTI-MONEY LAUNDERING

The successful purchaser will be required to provide information to satisfy the Anti-Money Laundering Regulations when Heads of Terms are agreed.



CONTACT

For further information or to arrange an inspection, please contact:

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