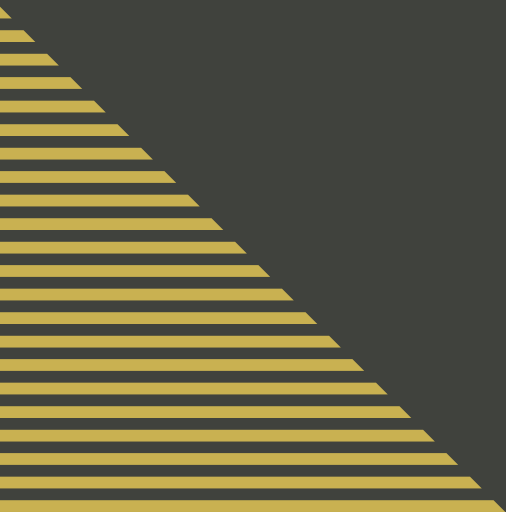


EPSILON HOUSE

ALPHAGATE DRIVE
DENTON
M34 3SH





TO LET

Office Space
5273 sq ft available
across 2 floors

LOCATION

Epsilon House occupies a well-connected position in **Denton, Greater Manchester**, providing convenient access to Manchester city centre and the wider North West business region.

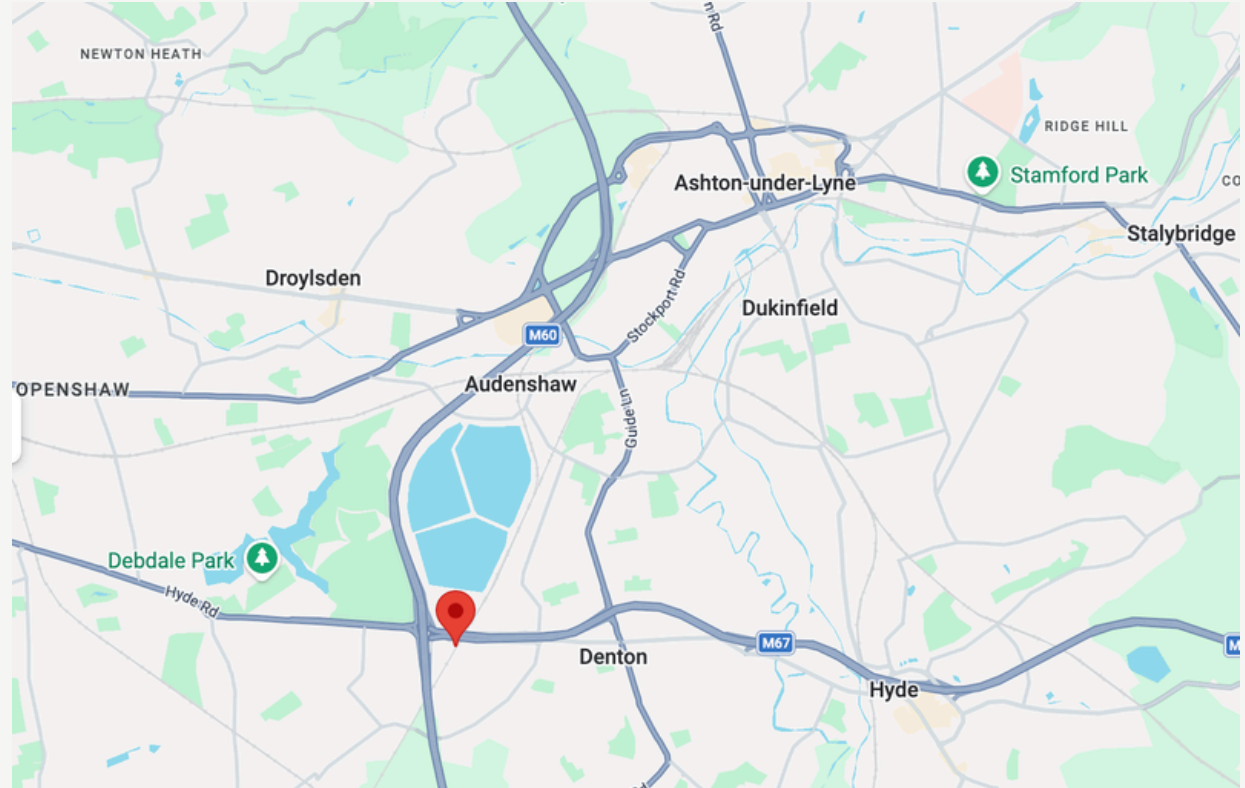
Located just off the **M67 motorway**, the property benefits from excellent road connectivity, linking quickly to the **M60 Manchester Orbital Motorway**, which provides direct access to the regional motorway network including the **M62, M56** and **M66**.

This strategic location places occupiers within easy reach of Manchester city centre while also offering efficient access to surrounding commercial hubs including **Stockport, Tameside** and **East Manchester**.

Public transport options are readily available, with nearby rail stations and frequent bus services connecting Denton to central Manchester and neighbouring towns. Manchester Piccadilly, the city's primary rail hub, offers direct services to major UK cities including London, Birmingham and Leeds.

Manchester Airport is also easily accessible via the M60 and M56 motorways, making national and international travel convenient for occupiers and visitors.

Epsilon House therefore provides an ideal base for businesses seeking **accessible, well-connected workspace within Greater Manchester**, while benefiting from the practicality and convenience of an established commercial location.



Destination	Distance	Approx Drive Time
Manchester Piccadilly Station	6 miles	15-20 minutes
Denton Railway Station	1.2 miles	5 minutes
Stockport Town Centre	5 miles	15 minutes
Ashton-under-Lyne	4 miles	10 minutes
Manchester Airport	13 miles	25 minutes



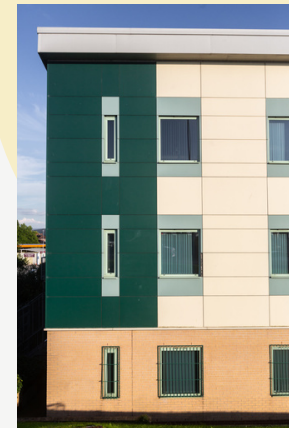
Epsilon House provides approximately **5273 sq ft** of well-presented office accommodation across 2 floors, offering a flexible workspace suitable for a range of professional, creative and administrative occupiers.

The building is arranged to provide **bright and functional** office space that can easily accommodate **open-plan working** alongside meeting rooms, breakout areas and private offices. Its efficient layout allows businesses to configure the space to suit their operational needs.

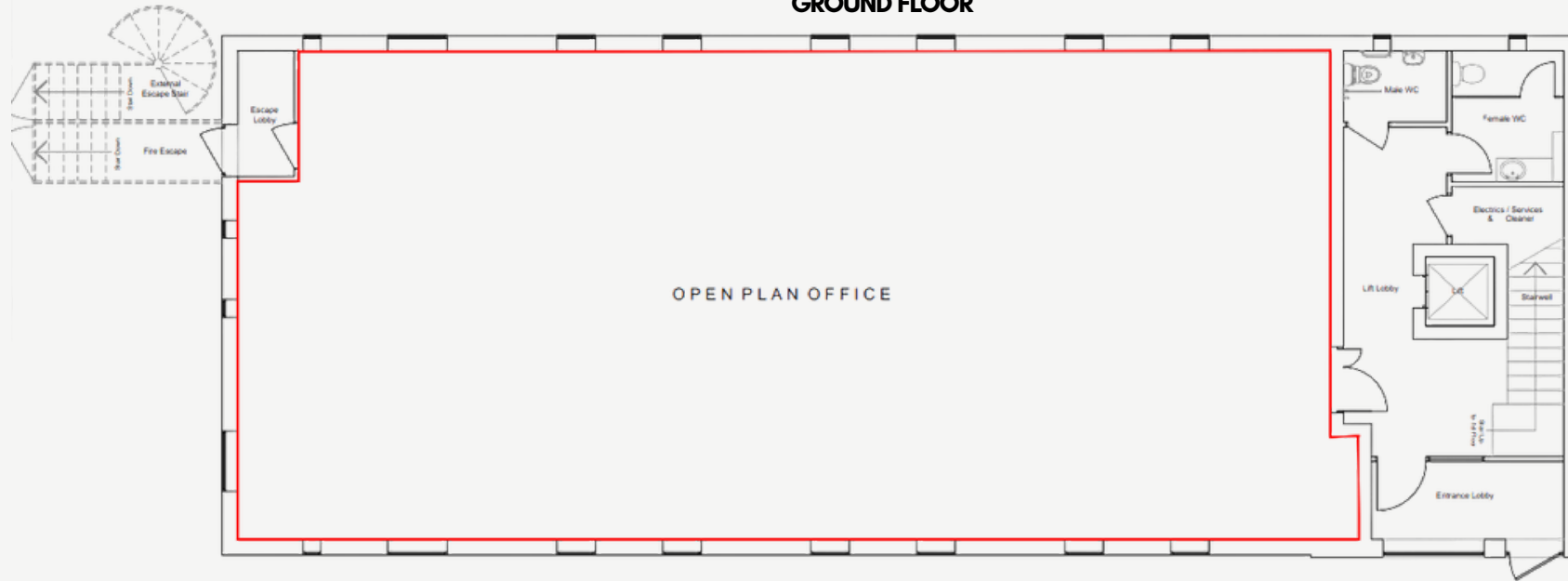
Positioned in Denton, the property benefits from strong transport connectivity while offering the practicality of a suburban office location, providing an attractive alternative to city centre premises.

Car parking for 20 cars is available in the large secure yard area. Heating and cooling provided via a VRV system throughout.

Epsilon House presents an excellent opportunity for organisations seeking **well-located, adaptable office space** within Greater Manchester, with convenient access to Manchester, Stockport and the wider regional motorway network.

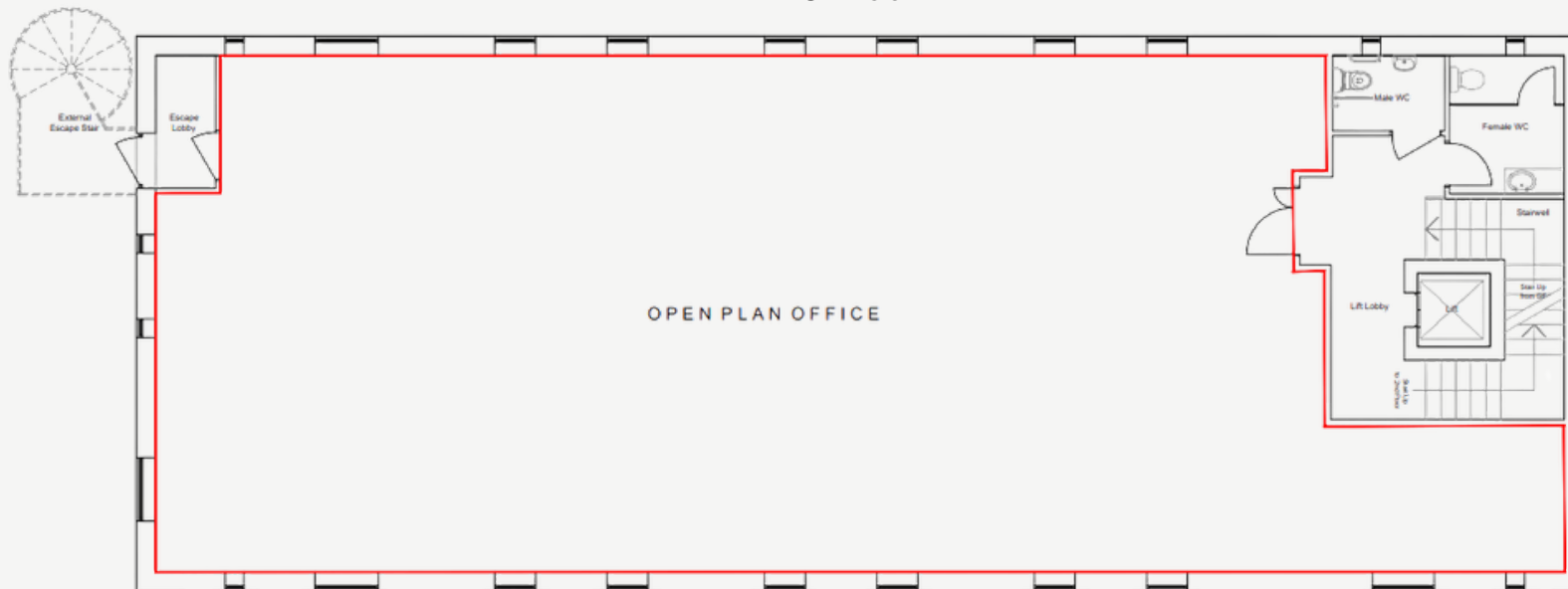


GROUND FLOOR



2,565 sqft

FIRST FLOOR



2,708 sqft

BEFORE



AFTER



TRANSFORMATION IN PROGRESS

Epsilon House is currently undergoing a comprehensive refurbishment designed to **modernise** the workspace and enhance the overall working environment. The planned upgrades will introduce contemporary finishes, improved lighting and flexible layouts to create a bright, collaborative office setting.



FURTHER INFORMATION

RENTAL & SERVICE CHARGE

Further details available upon request

VAT

All prices, premiums and rent etc. are quoted exclusive of VAT at the prevailing rate.

TERMS

To Let on terms to be agreed

EPCs

An EPC for the unit is available upon request

RATES

We recommend that interested parties make their own enquiries via the local authority

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction

Misrepresentation Act 1967 Yakel for themselves and for the vendors or lessors of this property, whose agents they are giving notice that: a) all particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of Yakel has any authority to make any representation of warranty whatsoever in relation to this property. March 2026.

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