

# Ennis House

Sorby Road, Manchester, M44 5BA

**BC** REAL  
ESTATE



## TO LET

24,551 SQ FT  
(2,280.86 SQ M)

A detached warehouse of  
24,551 sq ft on a large self  
contained site of 2.9 acres

- steel portal frame construction
- 6 level access loading doors
- 2 HGV access points into the site
- Integral offices
- c6metre eaves
- large secure concreted yard

[www.bcrealestate.co.uk](http://www.bcrealestate.co.uk)  
0161 636 9202

# Ennis House

Sorby Road, Manchester, M44 5BA



## Summary

Available Size	24,551 sq ft / 2,280.86 sq m
EPC	Upon enquiry

## Description

A detached warehouse with two storey integral offices.

The property sits on a large secure self contained site of 2.9 acres.

## Location

The property is situated on the well established Northbank Industrial Park.

The unit is situated on Sorby Road, which in turn provides access onto the A57 (Cadishead Way).

The M6 and M62 are within 3 miles.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	24,551	2,280.86	Available
<b>Total</b>	<b>24,551</b>	<b>2,280.86</b>	

## Ratings

We advise that all parties contact the relevant local authority to obtain the rateable value.

## Legal Costs

Each party will bear their own legal costs.

## VAT

Finance Act 1989 – unless otherwise stated all prices and rents are exclusive of VAT

## Viewings

Viewings strictly by appointment with Sole agents BC Real Estate



### John Barton

0161 636 9202 | 07501773672

john@bcrealstate.co.uk



### Gary Chapman

0161 636 9202

gary@bcrealstate.co.uk