

NEW INDUSTRIAL/WAREHOUSE UNITS **TO LET**

SHEPLEY + PLUS

SHEPLEY INDUSTRIAL ESTATE NORTH
Shepley Road, Audenshaw,
Manchester, **M34 5DW**

NEW HIGH-QUALITY UNITS
5,780 SQ FT
– 32,000 SQ FT

COMPLETION DUE **AUGUST 2026**



1 MILE
FROM
M60(J23)

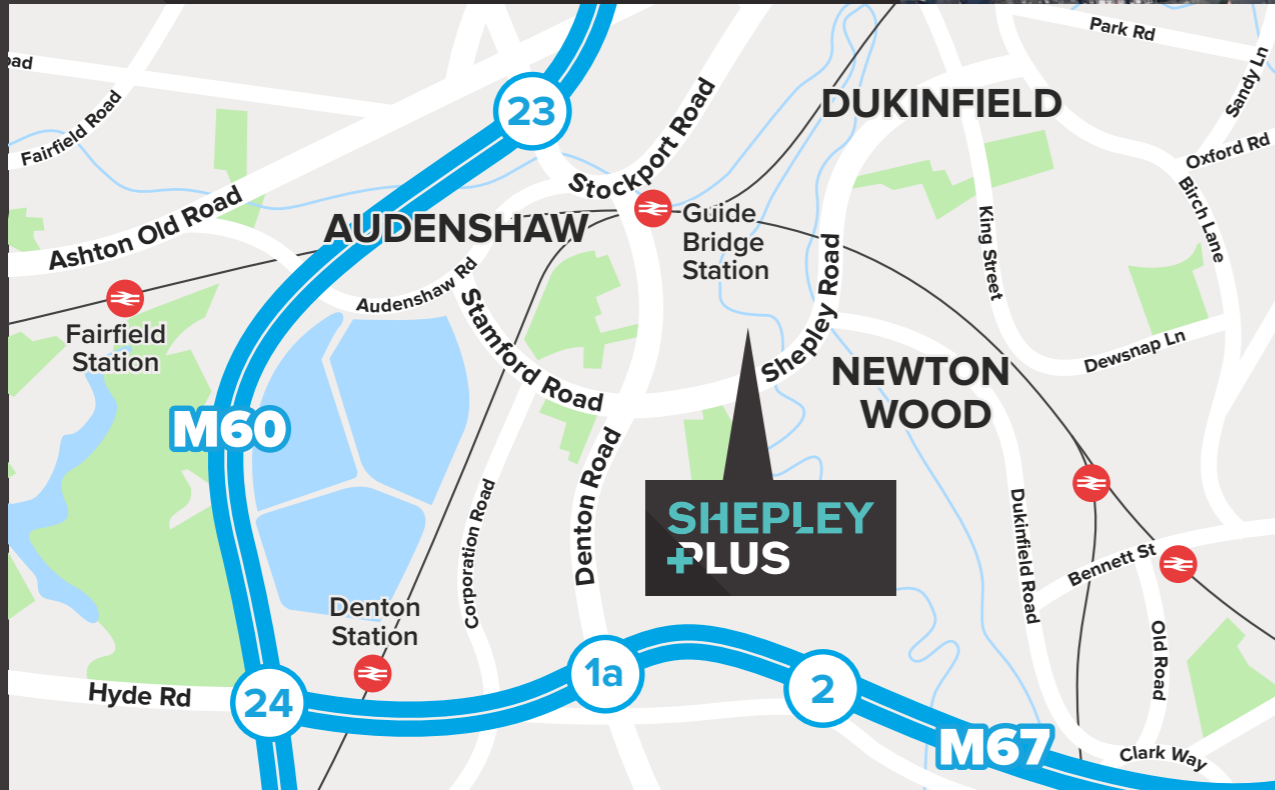


FIRST
FLOOR
OFFICES



LOCATION

SAT NAV: M34 5DW



SHEPLEY PLUS

SHEPLEY INDUSTRIAL ESTATE

ACCESS TO JUNCTION 23 OF THE M60 MOTORWAY IS APPROX. 1 MILE FROM THE SITE

THE PROPERTY IS SITUATED ADJACENT TO THE WELL-ESTABLISHED **SHEPLEY INDUSTRIAL ESTATE** WITH ACCESS VIA THE A6017.

JOIN LOCAL OCCUPIERS INCLUDING:



DESCRIPTION

The scheme will provide a total of 5 brand new industrial/warehouse units constructed to the highest standards including EPC rating A.

Each unit will benefit from an eaves height of 7m and be accessed via a full height electrically operated roller shutter loading door.

First floor offices will be provided together with staff amenity areas.

SPECIFICATION



Eaves Height 7m



3 Phase Power



Electric Roller Shutter Loading doors



First Floor Offices



All Amenities Provided



Can combine units

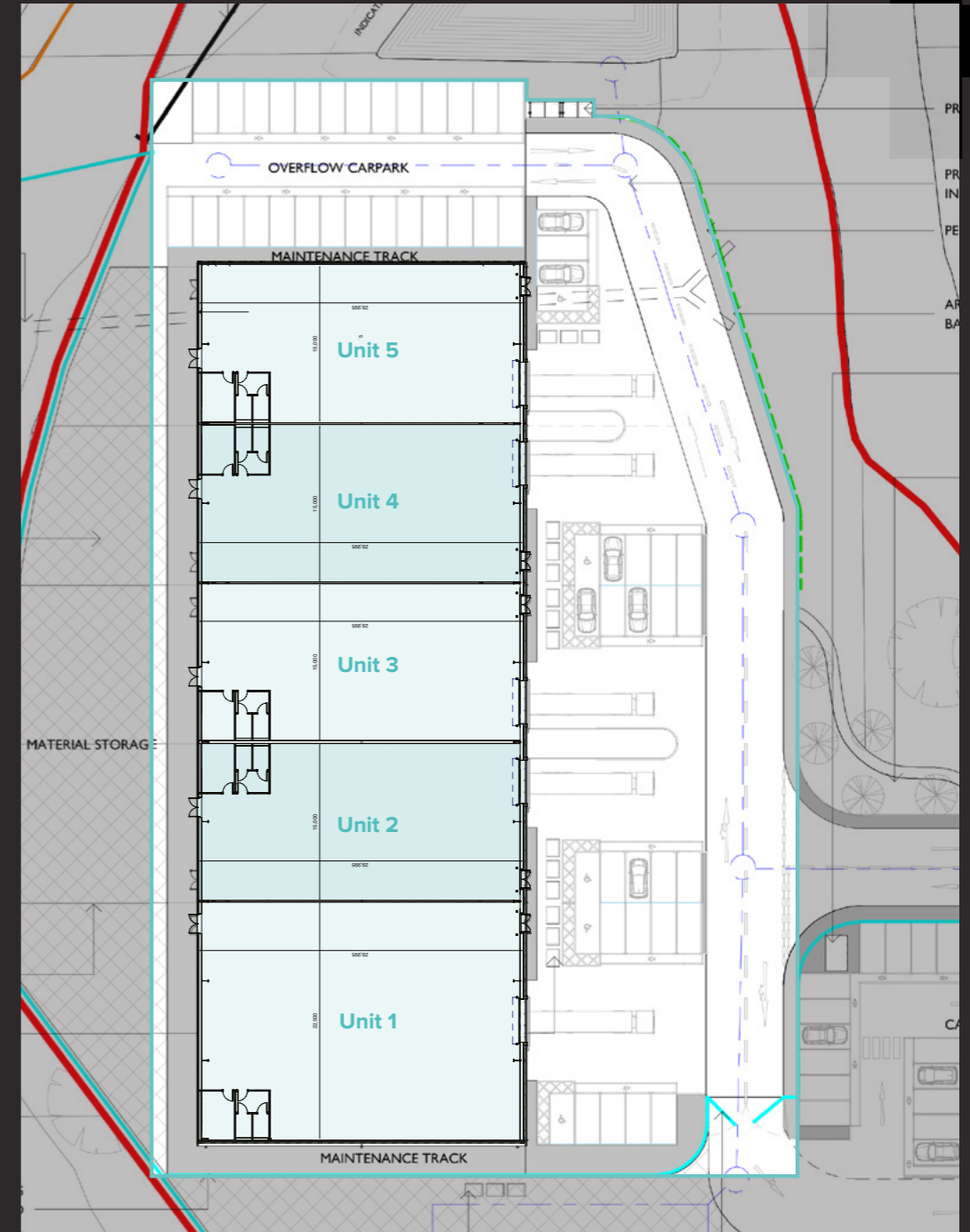
ACCOMMODATION

The accommodation comprises the following areas, sizes are approximate:

Unit	sq ft	sq m
1	8,805	818.01
2	5,780	536.98
3	5,791	538
4	5,791	538
5	5,834	542
Total	32,001	2,972.99



Illustrative image



SHEPLEY PLUS

SHEPLEY INDUSTRIAL ESTATE NORTH
Shepley Road, Audenshaw, Manchester, **M34 5DW**

MANCHESTER
CITY CENTRE

M6

Shepley Lane



1 2 3 4 5

LEASE

The units are available on new full repairing and insuring leases on term to be agreed.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

VAT

VAT is applicable and will be charged at the prevailing rate.

CONTACT

For viewing and further information:

Julien Kenny-Levick

07712 537590

julien.kenny.levick@avisonyoung.com

Jack Rodgers

07748 704191

jack.rodgers@avisonyoung.com

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