

TO LET - INDUSTRIAL / INDUSTRIAL / STORAGE / TRADE COUNTER / INDUSTRIAL / WAREHOUSE

# NORTHBANK INDUSTRIAL ESTATE

Excalibur Way, Irlam, M44 5DL



## Key Highlights

- 5,569 sq ft
- Roller Shutter
- Mezzanine Storage
- Eaves Height of 6.2m
- Under Refurbishment
- Secure facility
- Fully Refurbished
- Kitchen

SAVILLS Manchester  
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Manchester M2 4AW

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## Description

The unit extends to 5,569 sq ft and is of steel portal frame construction, incorporating a secure yard, 6.2 metre minimum eaves height, concrete flooring, and a steel-clad roof. It includes integral office accommodation, a fitted kitchen, and male and female WC facilities, making it well-suited for a range of industrial or distribution uses.

## Property Highlights / Amenities

Build Status: 2nd Hand - Under Refurbishment

## Location

The property is prominently located within Northbank Industrial Estate, a well-established hub for manufacturing and distribution. Positioned between Manchester and Warrington, it offers strategic advantages for logistics and operations, with excellent connectivity across the North West motorway network. Excalibur Way is accessed via the new Irlam/Cadishead Bypass, providing direct access to Junction 11 of the M60 motorway, approximately three miles away, and to Junction 21 of the M6 via the A57 Liverpool Road, approximately four miles distant.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	4,357	404.78	Available
Mezzanine - Mezzanine	1,212	112.60	Available
<b>Total</b>	<b>5,569</b>	<b>517.38</b>	

## Viewings

Viewings to be arranged by Savills

## Terms

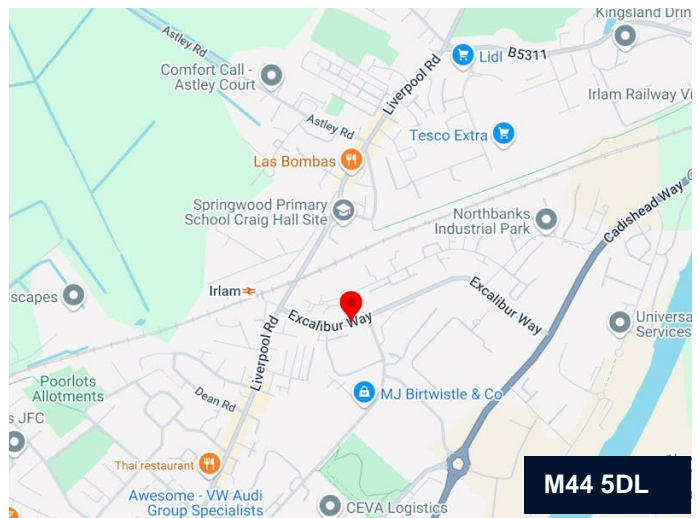
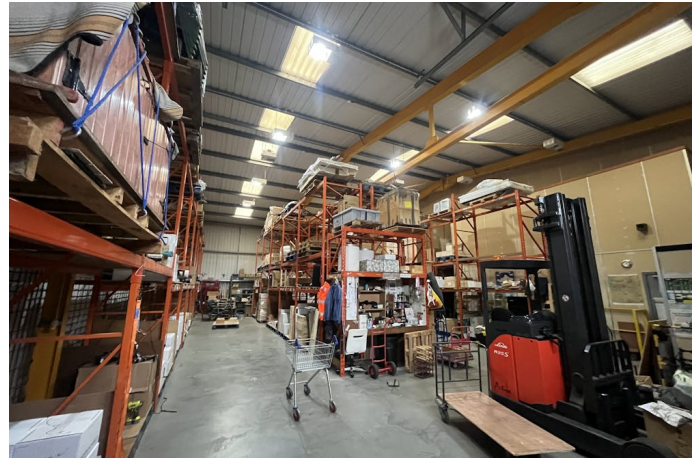
Available on a new full repairing and insuring lease.

## EPC

Available on request

## Business Rates

Rates payable: £3.51 per sq ft  
(based upon Rateable Value: £35,250)



## Contact

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