



Unit 4, Priestley Point, Priestley Road, Wardley Industrial Estate, Manchester, M28 2LX

High Quality Industrial/ Warehouse Units

- Full Secure Site with CCTV
- Offices Available at First Floor
- Contemporary Design Steel Cladding
- Ground and First Floor offices uPVC windows
- Direct Access to A580 and J14 Motorway
- Steel Portal Frame
- Electric loading/ roller Shutter Doors
- Three Phase Electric Supply

Summary

Available Size	1,907 sq ft
Rent	Rent on application
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

- . Steel portal frame
- . Contemporary design steel cladding
- . Electric loading/roller shutter doors
- . Ground and first floor offices with uPVC windows
- . 3 Phase electricity supply
- . Disabled persons toilet
- . Dedicated car parking
- . Carefully designed, discreet landscaped site

Location

This new estate is located on Priestley Road in the well-established Wardley Industrial Estate, one of the leading locations for industrial and Distribution occupiers in the North West of England.

The estate benefits from excellent motorway access within 1 mile of the M60 orbital and M61 interchange, as well as easy access to the nearby M62 and M56 and the wider motorway network. In addition, the A580 provides excellent direct access to both Manchester and Liverpool City Centre.

Occupiers on the estate include amongst others Stax Trade Centres, Wincanton Logistics, Mitie and Howdens Building Supplies

Terms

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

Business Rates

The tenants will be responsible for payment of business rates direct to the Local Authority.

VAT

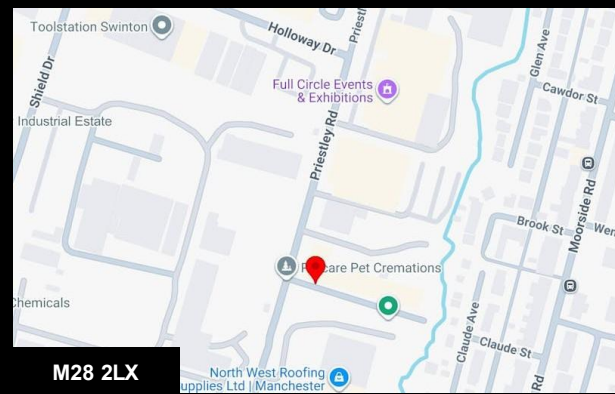
VAT if applicable will be charged at the standard rate.

Legal Costs

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

EPC

The EPCs have been prepared and are available on request.



M28 2LX



Viewing & Further Information



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